

BK: 06620 PG: 0101/0103 #:0240 10.00

REGISTERED AUG/29/1991 04:08PM ANNE A. POWERS REGISTER OF DEEDS MECK. CO. N.C.

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

RATIFICATION OF DECLARATION
OF RESTRICTIONS

THIS RATIFICATION OF DECLARATION OF RESTRICTIONS, made this 27th day of August, 1991, by MCDOWELL FARMS DEVELOPMENT CORP. (hereinafter "Developer") and RYAN OPERATIONS, G.P., a Virginia General Partnership (hereinafter "Ryan");

W I T N E S S E T H:

WHEREAS, Developer and Ryan are the owners of all of the lots shown on the map of McDowell Meadows, Phase II, Map 1, recorded in Map Book 24 at page 360 in the Mecklenburg Public Registry; and

WHEREAS, Developer recorded the Declaration of Restrictions for McDowell Meadows, Phase II, Map 1 in Book 6582 at page 124 in the Mecklenburg Public Registry (hereinafter "Declaration") on July 15, 1991, subsequent to the conveyance of four lots (Lots 76, 77, 81 and 87) to Ryan on July 1, 1991, by deeds recorded in Book 6575 at pages 117, 172, 378 and 479 in the Mecklenburg County Public Registry (hereinafter "Four Lots");

WHEREAS, Ryan wishes to impose the Declaration on the Four Lots it purchased on July 1, 1991;

WHEREAS, Developer and Ryan as owners of all the lots shown on said map of McDowell Meadows wish to ratify said Declaration and impose its terms, provisions and restrictions on the Four Lots.

NOW, THEREFORE, Developer and Ryan do hereby agree as follows:

1. The Declaration of Restrictions for McDowell Meadows, Phase II, Map 1 recorded in Book 6582 at page 124 in the Mecklenburg Public Registry are hereby imposed on Lots 76, 77, 81 and 87 of McDowell Meadows, Phase II, Map 1 as shown on map recorded in Map Book 24 at page 360 in the Mecklenburg Public Registry.

DRAWN BY: ROBERT C. RHEIN INTERESTS, INC.

BOX #23

~~MAIL TO:~~ MAIL TO:
PERRY, PATRICK, FARMER & MICHAUX
P. O. BOX 35563
CHARLOTTE, NORTH CAROLINA 28235

2. The terms, provisions and restrictions of the Declaration are hereby approved, ratified and affirmed and shall be covenants running with the land to the same extent as if the Four Lots had not been conveyed prior to the recording the Declaration.

IN WITNESS WHEREOF, Developer and Ryan have caused these presents to be duly executed under seal as of the day and year first above written.

MCDOWELL FARMS DEVELOPMENT CORP.

By: 

V. C. C. President

RYAN OPERATIONS, G.P., a (SEAL)
Virginia General Partnership

By: Ryan Homes, Inc., its
Managing General Partner

By: 

V. C. C. President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

This 26th day of August, 1991, personally came before me, Robert E. Peppy, Jr., who being by me duly sworn, says that he is Vice President of MCDOWELL FARMS DEVELOPMENT CORP; that the seal affixed to the foregoing instrument in writing is the corporate seal of said corporation, and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And the said Vice President acknowledged the said writing to be the act and deed of said corporation.

Ruth Dromgoole
Notary Public

My Commission Expires:

11-16-94

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

This 27 day of 1991, personally came before me Michael S. Goodman, who being by me duly sworn, says that he is Vice President of RYAN HOMES, INC., Managing General Partner of Ryan Operations, G.P., a Virginia General Partnership; that the seal affixed to the foregoing instrument in writing is the corporate seal of said corporation, and that said writing was signed and sealed by him in behalf of said corporation, acting a Managing General Partner, by its authority duly given. And the said Vice President acknowledged the said writing to be the act and deed of said corporation, acting as Managing General Partner.

Laura P. Williams
Notary Public

My Commission Expires:

My Commission Expires April 22, 1996

State of North Carolina, County of Mecklenburg
The foregoing Certificate(s) of Ruth Dromgoole and
Laura P. Williams

Notary(ies) Public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

ANNE A. POWERS, REGISTER OF DEEDS

By

Ruth Dromgoole

Deputy - Register of Deeds