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DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by WILDWOOD VILLAS, INC., hereinafter referred to as "Declarant".

W I T N E S S E T H :

WHEREAS, the Declarant is in the process of developing a Townhouse Subdivision in or near the City of Greenville, Greenville Township, Pitt County, North Carolina, known as "WILDWOOD VILLAS"; and,

WHEREAS, as a part of such development program Declarant has impressed the units in said subdivision and the common property with certain Covenants, Conditions and Restrictions bearing date of June 9, 1980, which appear of record on Book I-49, Page 126, et seq. of the Pitt County Registry; and,

WHEREAS, Declarant is enlarging said subdivision by the addition of adjacent lands, which lands will be identified as "WILDWOOD VILLAS - Section II", and are more particularly described as follows:

That certain lot or parcel of land situated in the City of Greenville, Greenville Township, Pitt County North Carolina, and more particularly described as follows:

BEGIN at a railroad spike located as follows: BEGINNING at the intersection of the center lines of Third Street and Beech Street, said point being marked by a railroad spike and thence, following the center line of Beech Street North 24-46-29 East 135.71 feet to a railroad spike which is the property line of James Brown, Jr., et al, it being a corner between James Brown, Jr., et al and the property of Bernice Branch and continuing with the division line between the said Brown and Williams land, which is an extension of the center line of Beech Street North 24-46-29 East 290 feet to an iron stake; running thence South 68-54-34 East 248.55 feet, more or less, to an iron stake, which point is the southeast corner of WILDWOOD VILLAS - Section I, as shown in Map Book 28, Pages 205-206, of the Pitt County Registry, as said Section I is described in Declaration of Covenants, Conditions and Restrictions recorded in Book I-49, Page 126, of the Pitt County Registry, the point of BEGINNING for the property described herein; running thence from said BEGINNING POINT following the northern property line of B. C. Branch 165.82 feet to an iron stake in the western property line of

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the City of Greenville Landfill; running thence with the western property line of the City of Greenville Landfill North 27-26-04 East 228.40 feet to an iron stake in the western property line of the City of Greenville Landfill; running thence North 68-54-34 West 188.57 feet, more or less, to an iron stake in the northeastern corner of WILDWOOD VILLAS - Section I, as shown in Map Book 28, Pages 205-206, of the Pitt County Registry and as described in Book I-49, Page 126, of the Pitt County Registry; running thence with the eastern property line of WILDWOOD VILLAS - Section I, as shown in Map Book 28, Pages 205-206, of the Pitt County Registry, South 21-05-26 West 154.00 feet to an iron stake; running thence North 68-54-34 West 2.51 feet to an iron stake in said eastern property line of WILDWOOD VILLAS - Section I; continuing thence with said eastern property line of WILDWOOD VILLAS - Section I South 21-05-26 West 73.00 feet to the POINT OF BEGINNING. The property described herein being part of Lot No. 1 of the J.A.S. Brown Subdivision as shown on map recorded in Map Book 2, Page 62, of the Pitt County Registry.

The property hereinbefore described is subject to an Easement held by the City of Greenville which is recorded in Book X-31, Page 746, of the Pitt County Registry, said Easement being shown by the said map in Map Book 2, Page 62, of the Pitt County Registry.

THERE IS ALSO CONVEYED an easement along the western boundary of the property of Jesse N. Williams, Jr., et al as described in that certain deed dated July 16, 1977, and recorded in Book A-46, Page 773, Pitt County Registry, adjacent to the James Brown, Jr., et al, property, said easement being sixty (60) feet wide and adjacent to and at right angles to said Brown line, and is more particularly described in Book I-49, Page 126, of the Pitt County Registry, reference to which is hereby directed.

All of the above described lands are a part of the lands described in Deeds of record in Book N-46, Page 26, and in Book G-48, Page 693, of the land records of Pitt County, North Carolina; and,

WHEREAS, the "Common Area" Lands" in "WILDWOOD VILLAS - Section II" are described as follows:

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That certain lot or parcel of land situated in the City of Greenville, Greenville Township, Pitt County North Carolina, and more particularly described as follows:

BEGIN at a railroad spike located as follows: BEGINNING at the intersection of the center lines of Third Street and Beech Street, said point being marked by a railroad spike and thence, following the center line of Beech Street North 24-46-29 East 135.71 feet to a railroad spike which is the property line of James Brown, Jr., et al, it being a corner between James Brown, Jr., et al and the property of Bernice Branch and continuing with the division line between the said Brown and Williams land, which is an extension of the center line of Beech Street North 24-46-29 East 290 feet to an iron stake; running thence South 68-54-34 East 248.55 feet, more or less, to an iron stake, which point is the southeast corner of WILDWOOD VILLAS - Section I, as shown in Map Book 28, Pages 205-206, of the Pitt County Registry, as said Section I is described in Declaration of Covenants, Conditions and Restrictions recorded in Book I-49, Page 126, of the Pitt County Registry, the point of BEGINNING for the property described herein; running thence from said BEGINNING POINT following the northern property line of B. C. Branch 165.82 feet to an iron stake in the western property line of the City of Greenville Landfill; running thence with the western property line of the City of Greenville Landfill North 27-26-04 East 228.40 feet to an iron stake in the western property line of the City of Greenville Landfill; running thence North 68-54-34 West 188.57 feet, more or less, to an iron stake in the northeastern corner of WILDWOOD VILLAS - Section I, as shown in Map Book 28, Pages 205-206, of the Pitt County Registry and as described in Book I-49, Page 126, of the Pitt County Registry; running thence with the eastern property line of WILDWOOD VILLAS - Section I, as shown in Map Book 28, Pages 205-206, of the Pitt County Registry, South 21-05-26 West 154.00 feet to an iron stake; running thence North 68-54-34 West 2.51 feet to an iron stake in said eastern property line of WILDWOOD VILLAS - Section I; continuing thence with said eastern property line of WILDWOOD VILLAS - Section I South 21-05-26 West 73.00 feet to the POINT OF BEGINNING. The property described herein being part of Lot No. 1 of the J.A.S. Brown Subdivision as shown on map recorded in Map Book 2, Page 62, of the Pitt County Registry.

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THERE IS ALSO CONVEYED an easement along the western boundary of the property of Jesse N. Williams, Jr., et al as described in that certain deed dated July 16, 1977, and recorded in Book A-46, Page 773, Pitt County Registry, adjacent to the James Brown, Jr., et al, property, said easement being sixty (60) feet wide and adjacent to and at right angles to said Brown line, and is more particularly described in Book I-49, Page 126, of the Pitt County Registry, reference to which is hereby directed.

THERE IS EXCEPTED FROM THE FOREGOING the unit ownership area shown on map hereinafter referred to as Lot Seventeen (17) through Lot thirty-two (32) inclusive.

All of the foregoing excepted portions are accurately shown on map by Triangle Engineering & Surveying, Inc. dated September 24, 1980, entitled: "Wildwood Villas - Section II", reference to which is hereby directed for a more accurate description of the same.

The aforesaid property is subject to all easements, set-back lines and restrictions as shown on the recorded map of WILDWOOD VILLAS - Section II above referred to.

WHEREAS, pursuant to Article X, Section 5 (b), the Declarant elects to impress all of the lands hereinabove described with the identical Covenants, Conditions and Restrictions as contained in instrument recorded in Book I-49, Page 126, of the Pitt County Registry;

NOW, THEREFORE, pursuant to Article X, Section 5 (b), of the Declaration of Covenants, Conditions and Restrictions as recorded in Book I-49, Page 126, of the Pitt County Registry, the Declarant hereby impresses all of the lands above described with the identical covenants and provisions as contained in the aforesaid Declaration of Covenants, Conditions and Restrictions, specifically including Articles I through X, inclusive, except for the description of common area, which common area is set out herein, but made subject to the same Covenants, Conditions

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and Restrictions for the "Common Area", as set out in Book I-49,
Page 126, et seq. of the Pitt County Registry.

IN WITNESS WHEREOF, WILDWOOD VILLAS, INC. has caused
this instrument to be executed in its name by its duly authorized
officers, and its corporate seal affixed hereto, all by authority
duly given, this the 22 day of Sept, 1983.

WILDWOOD VILLAS, INC.

By:

B.C. Branch
President



NORTH CAROLINA

PITT COUNTY

I, SHARON L. POTTER, a Notary Public in and
for the aforesaid County and State, do hereby certify that
C.J. FLANAGAN personally appeared before me this day
and acknowledged that he is Secretary of WILDWOOD VILLAS, INC.
a corporation, and that by authority duly given, and as the act
of the corporation, the foregoing instrument was signed in its
name by its President, B.C. BRANCH, sealed with
its corporate seal, and attested by himself as its Secretary.

WITNESS my hand and Notarial Seal, this the 22nd day
of SEPTEMBER, 1983.



My Commission expires: 2-24-88

Sharon L. Potter
Notary Public

NORTH CAROLINA: Pitt County

The foregoing certificate of Sharon L. Potter N. P. O. Pitt Co. N.C.
is certified to be correct.

Filed for registration at 11:04 o'clock A.M. this 27 day of September, 1983.

ELVIRA T. ALLRED, Register of Deeds

By Annie G. Holder, Asst.

OWEN S. DUNN CO. 36200

Box
Howard Brown Smith, Jr.