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Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK 4627 PG 26-27

(Space Above for Recorder's Use)

Prepared By: Christian E. Porter, Attorney
File: Colombo, Kitchin, Dunn, Ball & Porter, LLP
1698 E. Arlington Blvd., Greenville, NC 27858

**DESIGNATION OF ADDITIONAL PROPERTY SUBJECT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF DIXON GROVE SUBDIVISION**

This Designation of Additional Property Subject to Declaration of Covenants, Conditions and Restrictions of East Ridge Subdivision is made on the 10 day of February, 2025, by SUTTON LAND HOLDINGS, LLC, a North Carolina corporation, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the developer of Dixon Grove Subdivision as described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 4519, Page 587 in the office of the Pitt County Register of Deeds, as amended by the Amendment to and Withdrawal From Declaration of Covenants, Conditions and Restrictions of Dixon Grove Subdivision recorded in Book 4557, Page 48 in the office of the Pitt County Register of Deeds, and as amended by the Designation of Additional Property Subject to Declaration of Covenants, Conditions and Restrictions of Dixon Grove Subdivision recorded in Book 4606, Page 194 in the office of the Pitt County Register of Deeds (collectively, the "Declaration"); and

WHEREAS, retained the right to annex additional land pursuant to Article III, Section 2 of the Declaration; and

WHEREAS, Declarant desires to subject the property described below to the Declaration.

NOW, THEREFORE, Declarant hereby declares that the Declaration is hereby amended as follows:

1. Annexation of Additional Property. The Declaration shall be imposed upon and apply to the property described below, for all purposes and with the same effect as if said property were originally included therein, such additional property being more particularly described as follows:

BEING all of Lots 7 and 31 on the plat entitled "FINAL PLAT DIXON GROVE, PHASE 3", prepared by Ark Consulting Group, PLLC, dated February 7, 2025 and recorded in Map Book 93, Page 121, in the Office of the Register of Deeds for Pitt County.

IN WITNESS WHEREOF, Sutton Land Holdings, LLC, has duly executed this instrument this the day and year first above written.

SUTTON LAND HOLDINGS, LLC

By: 
Darren Sutton, Manager

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

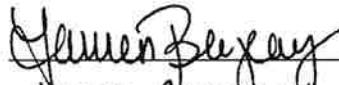
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DARREN SUTTON, Manager of SUTTON LAND HOLDINGS, LLC.

Witness my hand and Notary Seal this the 28 day of February, 2025.

[Affix Notary Seal Here]



Signature:



Print Name:

Lauren Berezney

Notary Public

My Commission Expires: 2/6/29