

WAKE COUNTY, NC 98  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
12/18/2007 AT 10:30:16

BOOK:012878 PAGE:02673 - 02742

**DECLARATION OF CONDOMINIUM  
FOR  
THE RAMBLEWOOD CONDOMINIUM**

December 18, 2007

**THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY OF POLITICAL  
SIGNS, AND THE FLAG OF THE UNITED STATES OF AMERICA OR THE STATE OF  
NORTH CAROLINA**

NOTE:

The Plans for the Condominium  
are recorded in Unit Ownership File No. 459  
in the Wake County Public Registry

Drawn By and Return To:  
Box 156, Wake County Registry  
Attention: Lawrence J. Gould, Esq.  
Kilpatrick Stockton LLP  
3737 Glenwood Avenue, Suite 400  
Raleigh, North Carolina 27612

STATE OF NORTH CAROLINA

COUNTY OF WAKE

**DECLARATION OF CONDOMINIUM  
FOR THE RAMBLEWOOD CONDOMINIUM**

This Declaration of Condominium (this "**Declaration**") is made this \_\_\_ day of December, 2007, by RAMBLEWOOD 2005 LLC ("**Declarant**"), pursuant to the provisions of Chapter 47C of the North Carolina General Statutes entitled the "**North Carolina Condominium Act.**"

**STATEMENT OF PURPOSE:**

Declarant has heretofore caused to be recorded that certain Master Declaration of Covenants for Ramblewood in Book 12313, Pages 1261-1336, in the Office of the Register of Deeds of Wake County, North Carolina (the "**Master Declaration**") thereby subjecting all of the property described in the Master Declaration to the covenants, conditions and restrictions described therein.

Declarant is the owner of that certain real property described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"). The Land is a portion of the Property subject to the Master Declaration.

Declarant has constructed on the Land one (1) building (the "**Building**") containing a total of twenty-four (24) residential condominium units. Declarant has also constructed common amenities on the Land such as sidewalks, landscaped areas, storage areas and other improvements. Declarant desires to submit the Land and the improvements located on the Land (collectively, the "**Property**") to the terms and provisions of the North Carolina Condominium Act.

Declarant plans to construct additional phases, consisting of up to three (3) additional buildings, containing a total of up to seventy-six (76) additional residential condominium units, on the Land. The maximum number of condominium units that Declarant reserves the right to create on the Land, including the existing units, is one-hundred (100).

In addition, Declarant has deemed it desirable to create a nonprofit incorporated owners association which will be delegated and assigned powers of maintaining and administering the common areas and facilities on the Property, administering and enforcing the covenants and restrictions created in this Declaration, levying, collecting and disbursing the assessments and charges created in this Declaration, and taking any steps or performing any acts deemed necessary or appropriate to preserve the values of condominium units within the Property and promote the recreation, health, safety and welfare of the unit owners. In order to accomplish the foregoing, Declarant is entering into this Declaration.

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, transferred, sold, conveyed, occupied and used subject to the following covenants, conditions, easements, uses, limitations, obligations and restrictions, all of which are declared and agreed to