

2

22



Doc ID: 030306380002 Type: GRP
Recorded: 06/16/2016 at 04:21:38 PM
Fee Amt: \$26.00 Page 1 of 2
Workflow# 0000350503-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5436 PG 1492-1493

**PREPARED BY
AND RETURN TO:
Worley & Peltz, PLLC
Box 99**

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

**SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SOVEREIGN OAKS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the day hereinafter set forth by Andana, LLC, a North Carolina limited liability company, hereinafter referred to as DECLARANT, this the 16 day of June, 2016.

RECITALS:

1. Declarant caused to be recorded in the office of the Register of Deeds for Buncombe County, North Carolina a Declaration of Covenants, Conditions and Restrictions, as recorded in Book 5348, at Page 903, herein referred to the "Declaration."
2. Declarant caused to be recorded plats in Plat Book 150, at Page 97, in Plat Book 160, at Page 71 and in Plat Book 146, at Page 173, each in the Office of the Register of Deeds for Buncombe County, the boundaries of which are adjacent to the "Property" as the same is defined in the Declaration.
3. Declarant now wishes to subject such property as shown on the aforementioned plat to the Declaration.

NOW, THEREFORE, Declarant, pursuant to Article XI, Section 3 of the Declaration, does hereby subject all of that property shown on those plats recorded in Plat Book 150, at Page 97, in Plat Book 160, at Page 71 and in Plat Book 146, at Page 173, each in the Office of the Register of Deeds for Buncombe County to the Declaration.

The Declaration recorded in Book 5348, at Page 903 shall remain in full force and effect, as supplemented hereby.

DECLARANT:

ANDANA, LLC, a North Carolina limited liability company

By: [Signature]
Andrew C. Baker, Manager

STATE OF North Carolina
COUNTY OF Madison

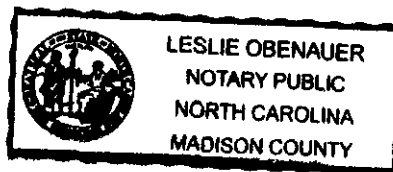
I, Leslie Oberauer, a Notary Public of the County and State aforesaid, certify that Andrew C. Baker, Manager of Andana, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); and acknowledged their voluntary execution of the foregoing instrument as Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the 16 day of June, 2016.

[Signature]

Notary Public
Printed name: Leslie Oberauer

My Commission Expires: 10/5/20



2

07/20



Doc ID: 030420350002 Type: CRP
Recorded: 08/16/2016 at 01:02:58 PM
Fee Amt: \$26.00 Page 1 of 2
Workflow# 0000360471-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5457 PG 1604-1605

PREPARED BY
AND RETURN TO:
Worley & Peltz, PLLC
Box 99

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SOVEREIGN OAKS

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the day hereinafter set forth by Andana, LLC, a North Carolina limited liability company, hereinafter referred to as DECLARANT, this the 16th day of August, 2016.

RECITALS:

1. Declarant caused to be recorded in the office of the Register of Deeds for Buncombe County, North Carolina a Declaration of Covenants, Conditions and Restrictions, as recorded in Book 5348, at Page 903, herein referred to the "Declaration."
2. Declarant caused to be recorded a plat in Plat Book 164, at Page 24, in the Office of the Register of Deeds for Buncombe County, the boundaries of which are adjacent to the "Property" as the same is defined in the Declaration.
3. Declarant now wishes to subject such property as shown on the aforementioned plat to the Declaration.

NOW, THEREFORE, Declarant, pursuant to Article XI, Section 3 of the Declaration, does hereby subject all of that property shown on that plat recorded in Plat Book 164, at Page 24 in the Office of the Register of Deeds for Buncombe County to the Declaration.

The Declaration recorded in Book 5348, at Page 903 shall remain in full force and effect, as supplemented hereby.

DECLARANT:

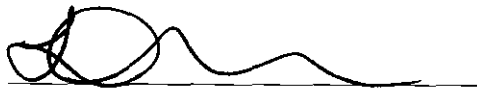
ANDANA, LLC, a North Carolina limited liability company

By: 
Andrew C. Baker, Manager

STATE OF North Carolina
COUNTY OF Madison

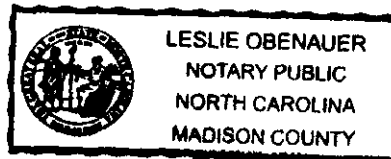
I, Leslie Oberauer, a Notary Public of the County and State aforesaid, certify that Andrew C. Baker, Manager of Andana, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); and acknowledged their voluntary execution of the foregoing instrument as Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the 16 day of August 2016.



Notary Public
Printed name: Leslie Oberauer

My Commission Expires: 10/5/20



3

Wor



Doc ID: 030730180003 Type: CRP
Recorded: 12/05/2016 at 02:45:50 PM
Fee Amt: \$26.00 Page 1 of 3
Workflow# 0000387922-0002
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5497 PG 1821-1823

**PREPARED BY
AND RETURN TO:
Worley & Peltz, PLLC
Box 99**

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

**SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SOVEREIGN OAKS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the day hereinafter set forth by Andana, LLC, a North Carolina limited liability company, hereinafter referred to as DECLARANT, this the 5 day of December, 2016.

RECITALS:

1. Declarant caused to be recorded in the office of the Register of Deeds for Buncombe County, North Carolina a Declaration of Covenants, Conditions and Restrictions, as recorded in Book 5348, at Page 903, herein referred to the "Declaration."
2. Declarant caused to be recorded a plat in Plat Book 168, at Page 90, in the Office of the Register of Deeds for Buncombe County (the "Plat"), the boundaries of which are adjacent to the "Property" as the same is defined in the Declaration.
3. Declarant now wishes to subject such property as shown on the aforementioned plat to the Declaration.

4. Declarant has entered into an Agreement with the City of Asheville regarding the supplying of municipal water by the City of Asheville Water Resources for Lots 85-90 as shown on the Plat.

5. Pursuant to the terms of the Declaration, Declarant desires to supplement the Declaration with requirements relative to the supplying of water by the City of Asheville Water Resources for Lots 85-90 as shown on the Plat.

6. Pursuant to the terms of the Declaration, Declarant desires to clearly state the maintenance obligations with respect to the shared driveway serving Lot 86 and Lot 87 shown on the Plat as "20' Shared Driveway Easement to Serve Lots 86 & 87" (the "Shared Driveway").

NOW, THEREFORE, Declarant, pursuant to Article XI, Section 3 of the Declaration, does hereby subject all of that property shown on that plat recorded in Plat Book 168, at Page 90 in the Office of the Register of Deeds for Buncombe County to the Declaration.

FURTHER, Declarant does hereby supplement the Declaration as follows: Municipal water which is provided by the City of Asheville Water Resources for Lots 85-90 meets the City of Asheville's minimum pressure standards of 40 PSI at the meter for each individual lot. The City of Asheville's ownership and maintenance of the public water system ends at said meter. Due to variables which the City of Asheville does not control, such as dwelling locations on the property, route of private service line, size of private service line, et; it may be necessary for the owners of these lots to install a privately-owned and maintained booster pump and pressure tank system, in order to provide adequate water pressure at the usage point(s).

FURTHER, pursuant to the terms of the Declaration, Declarant hereby confirms and states the Shared Driveway shall be considered a Common Element as defined in the Declaration and shall be part of the community road system serving Sovereign Oaks.

The Declaration recorded in Book 5348, at Page 903 shall remain in full force and effect, as supplemented hereby.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE APPEARS ON FOLLOWING PAGE

DECLARANT:

ANDANA, LLC, a North Carolina limited liability company

By: [Signature] MANAGER
Andrew C. Baker, Manager

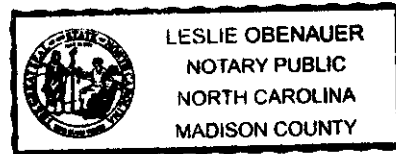
STATE OF North Carolina
COUNTY OF Madison

I, Leslie Obenauer, a Notary Public of the County and State aforesaid, certify that Andrew C. Baker, Manager of Andana, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); and acknowledged their voluntary execution of the foregoing instrument as Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the 5 day of December 2016.

[Signature]
Notary Public
Printed name: Leslie Obenauer

My Commission Expires: 10/5/20





Doc ID: 030980830019 Type: CRP
Recorded: 03/16/2017 at 09:14:17 AM
Fee Amt: \$42.00 Page 1 of 19
Workflow# 0000402934-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5529 PG 914-932

**PREPARED BY
AND RETURN TO:
Worley & Peltz, PLLC
Box 99**

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

**SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SOVEREIGN OAKS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the day hereinafter set forth by **Andana, LLC**, a North Carolina limited liability company, hereinafter referred to as **DECLARANT**; **David M. Minor and Barbara A. Minor, husband and wife, ("Minor")**; **Michael L. Raynor and Diane N. Raynor, husband and wife ("Raynor")**; **John F. Smith and Nancy A. Smith, husband and wife ("Smith")**; **Timothy L. Conway, unmarried ("Conway")**; **Dan Grammatico, unmarried ("Grammatico")**; **Gregory Scott Killmaster and Laura Goode Killmaster, husband and wife ("Killmaster")**; **John F. Murphy, unmarried ("Murphy")**; **Mike Herman and Erika Herman, husband and wife ("Herman")**; **Nathan Owings and Rebekah Owings, husband and wife ("Owings")**; **Randolph B. Richardson and Susan A. Richardson, husband and wife ("Richardson")**; **Richard D. Hanson and Patricia R. Hanson, husband and wife ("Hanson")**; **Richard Joseph Jacobs and Janice Helen Ribet ("Jacobs/Ribet")**; **Frederick A. Schroeder and Lori B. Schroeder, husband and wife ("Schroeder")**; and **Timothy Nathan Taylor and Sonal Shah Taylor, husband and wife ("Taylor")** (all parties listed above, other than Declarant, shall be collectively referred to herein as **"Lot Owners"**) this the _____ day of _____, 2017.

RECITALS:

1. Declarant caused to be recorded in the office of the Register of Deeds for Buncombe County, North Carolina a Declaration of Covenants, Conditions and Restrictions, as recorded in Book 5348, at Page 903, herein referred to the "Declaration."

2. Declarant caused to be recorded plats in Plat Book 150, at Page 97, in Plat Book 160, at Page 71 and in Plat Book 146, at Page 173, each in the Office of the Register of Deeds for Buncombe County (the property shown on the immediately aforementioned plats referred to herein as the "Additional Property"), the boundaries of which are adjacent to the "Property" as the same is defined in the Declaration.

3. Declarant now wishes to subject such property as shown on the aforementioned plat to the Declaration.

4. Minor is the owner of Lot 45, as shown on that plat recorded in Plat Book as shown on that plat recorded in Plat Book 160, at Page 71 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

5. Raynor is the owner of Lot 44, as shown on that plat recorded in as shown on that plat recorded in Plat Book 160, at Page 71 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

6. Smith is the owner of Lot 39, as shown on that plat recorded in Plat Book 160, at Page 71 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

7. Conway is the owner of Lot 32, as shown on that plat recorded in Plat Book 150, at Page 97 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

8. Grammatico is the owner of Lot 30, as shown on that plat recorded in Plat Book 150, at Page 97 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

9. Killmaster is the owner of Lot 36, as shown on that plat recorded in Plat Book 150, at Page 97 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

10. Murphy is the owner of Lot 34, as shown on that plat recorded in Plat Book 150, at Page 97 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

11. Herman is the owner of Lot 31, as shown on that plat recorded in Plat Book 150, at Page 97 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

12. Owings is the owner of Lot 26, as shown on that plat recorded in Plat Book 160, at Page 71 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

13. Richardson is the owner of Lot 33, as shown on that plat recorded in Plat Book 160, at Page 71 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

14. Hanson is the owner of Lot 35, as shown on that plat recorded in Plat Book 150, at Page 97 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

15. Jacobs/Ribet is the owner of Lot 37, as shown on that plat recorded in Plat Book 150, at Page 97 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

16. Schroeder is the owner of Lot 27, as shown on that plat recorded in Plat Book 150, at Page 97 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

17. Taylor is the owner of Lot 64, as shown on that plat recorded in Plat Book 146, at Page 173 in the Office of the Register of Deeds for Buncombe County, which is within the Additional Property.

18. On or about June 16, 2016, Declarant recorded a Supplemental Declaration that subjected the Additional Property to the Declaration in Book 5348, at Page 903 in the Office of the Register of Deeds for Buncombe County (the "Supplemental Declaration").

19. The Lot Owners referenced herein acquired their respective Lots prior to the recording of the Supplemental Declaration.

20. The Lot Owners referenced herein now join in the execution of this SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS so as to subject their respective Lots to the Declaration.

NOW, THEREFORE, Declarant, pursuant to Article XI, Section 3 of the Declaration, does hereby subject all of that property shown on those plats recorded in Plat Book 150, at Page 97, in Plat Book 160, at Page 71 and in Plat Book 146, at Page 173, each in the Office of the Register of Deeds for Buncombe County to the Declaration. Each Lot Owner, by execution hereof, consents to subjecting the properties set forth herein to the Declaration.

The Declaration recorded in Book 5348, at Page 903 shall remain in full force and effect, as supplemented hereby.

SIGNATURES APPEAR ON FOLLOWING PAGES

3

DECLARANT:

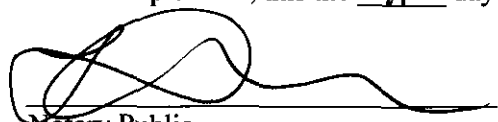
ANDANA, LLC, a North Carolina limited liability company

By: , MANAGER
Andrew C. Baker, Manager

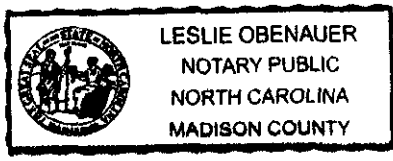
STATE OF North Carolina
COUNTY OF Madison

I, Leslie Obenauer, a Notary Public of the County and State aforesaid, certify that Andrew C. Baker, Manager of Andana, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); and acknowledged their voluntary execution of the foregoing instrument as Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the 11 day of January ~~2016~~ 2017


Notary Public
Printed name: Leslie Obenauer

My Commission Expires: 10/5/20



David M. Minor
David M. Minor

Barbara A. Minor
Barbara A. Minor

STATE OF Virginia
COUNTY OF Bedford

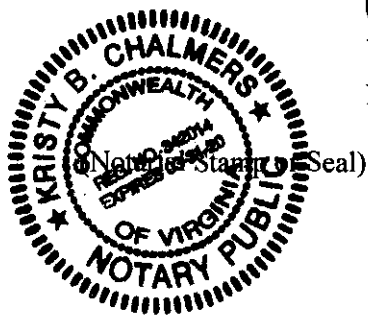
I, a Notary Public of said County and State, certify that **David M. Minor and Barbara A. Minor** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Drivers license); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 9th day of February ~~2016~~ 2017

[Signature]

Notary Public Printed Name: Kristy B Chalmers

My commission expires: 3/31/20

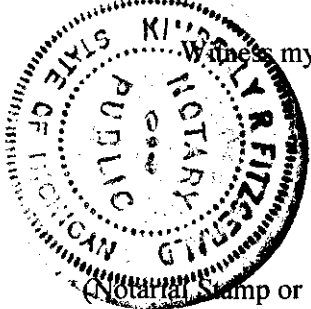


John F. Smith
John F. Smith

Nancy A. Smith
Nancy A. Smith

STATE OF Michigan
COUNTY OF Oakland

I, a Notary Public of said County and State, certify that **John F. Smith and Nancy A. Smith** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.



Witness my hand and official stamp or seal on this 8 day of November, 2016.

Kimberly R. Fitzgerald
Notary Public Printed Name: Kimberly R. Fitzgerald
My commission expires: 1-18-19

Michael L. Raynor
Michael L. Raynor

Diane N. Raynor
Diane N. Raynor

STATE OF South Carolina
COUNTY OF Greenville

I, a Notary Public of said County and State, certify that **Michael L. Raynor and Diane N. Raynor** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a license); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 20 day of January, 2018.

Sherry P. Masou
Notary Public Printed Name: Sherry P. Masou

(Notarial Stamp or Seal)

My commission expires: Jan 05, 2025



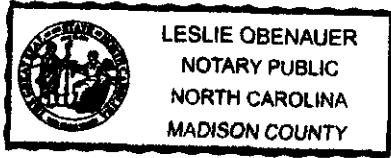
Timothy L. Conway

Timothy L. Conway

STATE OF North Carolina
COUNTY OF Madison

I, a Notary Public of said County and State, certify that **Timothy L. Conway** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 11 day of January ~~2016~~ 2017



(Notarial Stamp or Seal)

Leslie Obenauer

Notary Public Printed Name: Leslie Obenauer

My commission expires: 10/5/20

~~Dan Grammatico~~

STATE OF North Carolina
COUNTY OF Buncombe

I, a Notary Public of said County and State, certify that **Dan Grammatico** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

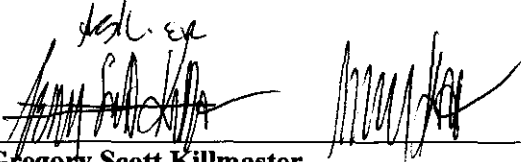
Witness my hand and official stamp or seal on this 2nd day of Nov., 2016.

Sylvia D. Swink
Notary Public Printed Name: Sylvia D. Swink

(Notarial Stamp or Seal)

My commission expires: 11/19/2017



sdh. ee


Gregory Scott Killmaster

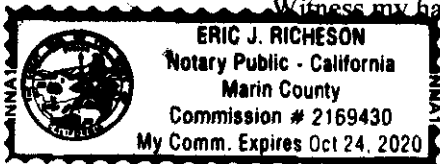



Laura Goode Killmaster

STATE OF California
 COUNTY OF Marin

I, a Notary Public of said County and State, certify that **Gregory Scott Killmaster and Laura Goode Killmaster** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Drivers License); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 6th day of March 2017, 2016.





Notary Public Printed Name: Eric J. Richeson

(Notarial Stamp or Seal)

My commission expires: 10/24/2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Marin)

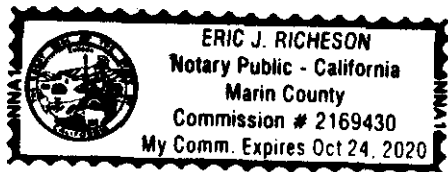
On March 6th 2017 before me, Eric S Richeson notary public
Date Here Insert Name and Title of the Officer

personally appeared Gregory Scott Killmaster and Laura Grace Killmaster
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Eric J. Richeson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

John F. Murphy
John F. Murphy

STATE OF Alabama
COUNTY OF Lee

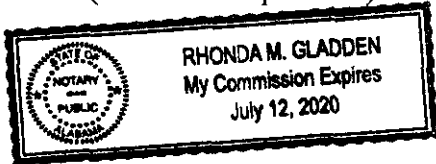
I, a Notary Public of said County and State, certify that **John F. Murphy** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Drivers License); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 9 day of November, 2016.

Rhonda M. Gladden
Notary Public Printed Name: Rhonda M. Gladden

(Notarial Stamp or Seal)

My commission expires: 07/12/2020



[Signature]
Mike Herman

[Signature]
Erika Herman

STATE OF North Carolina
COUNTY OF Buncombe

I, a Notary Public of said County and State, certify that **Mike Herman and Erika Herman** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a NC drivers license); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 3rd day of December, 2016.

[Signature]
Notary Public Printed Name: Cheryl Parks

(Notarial Stamp or Seal)

My commission expires: 08-08-2020

CHERYL PARKS
Notary Public, North Carolina
Buncombe County
My Commission Expires
August 08, 2020

Nathan Owings
Nathan Owings

Rebekah Owings
Rebekah Owings

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, a Notary Public of said County and State, certify that **Nathan Owings and Rebekah Owings** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a NC Drivers License); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 24 day of January, ^{2017.} 2016.

Malgorzata A. Graves

Notary Public Printed Name: MALGORZATA A. GRAVES

(Notarial Stamp or Seal)

My commission expires: 04-05-2019



[Signature]
Randolph B. Richardson

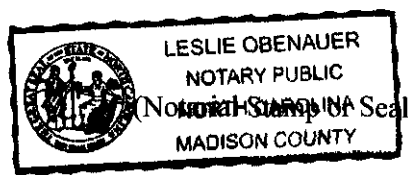
[Signature]
Susan A. Richardson

STATE OF North Carolina
COUNTY OF Madison

I, a Notary Public of said County and State, certify that **Randolph B. Richardson and Susan A. Richardson** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 18 day of November, 2016.

[Signature]



Notary Public Printed Name: Leslie Obenauer

My commission expires: 10/5/20

Richard D. Hanson
Richard D. Hanson

Patricia R. Hanson
Patricia R. Hanson

STATE OF NORTH CAROLINA
COUNTY OF ~~BUNCOMBE~~ Haywood

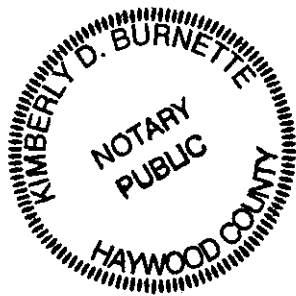
I, a Notary Public of said County and State, certify that **Richard D. Hanson and Patricia R. Hanson** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Driver license); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 17th day of November, 2016.

Notary Public Printed Name: Kimberly D. Burnette

(Notarial Stamp or Seal)

My commission expires: 5-29-2017



Richard Joseph Jacobs
Richard Joseph Jacobs

Janice Helen Ribet
Janice Helen Ribet

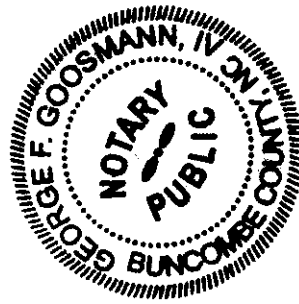
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, a Notary Public of said County and State, certify that **Richard Joseph Jacobs and Janice Helen Ribet** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Driver's license); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 18th day of November, 2016.

Geoff F. Goosmann, IV
Notary Public Printed Name: _____

(Notarial Stamp or Seal) My commission expires: 11-1-19



Frederick A. Schroeder
Frederick A. Schroeder

Lori B. Schroeder
Lori B. Schroeder

STATE OF TX
COUNTY OF Harris

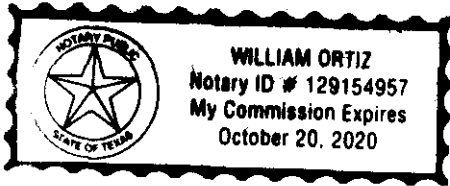
I, a Notary Public of said County and State, certify that **Frederick A. Schroeder and Lori B. Schroeder** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a Drivers License); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 18th day of November 2016.

William Ortiz
Notary Public Printed Name: William Ortiz

(Notarial Stamp or Seal)

My commission expires: Oct. 20, 2020



Timothy Nathan Taylor

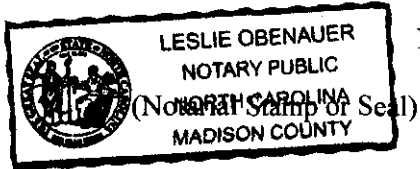
Sonal Shah Taylor

STATE OF North Carolina
COUNTY OF Madison

I, a Notary Public of said County and State, certify that **Timothy Nathan Taylor and Sonal Shah Taylor** personally appeared before me this day, and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 19 day of January, 2017

Leslie Obenaus



Notary Public Printed Name: Leslie Obenaus

My commission expires: 10/5/20



DM

Doc ID: 031101980002 Type: CRP
Recorded: 05/03/2017 at 04:44:23 PM
Fee Amt: \$26.00 Page 1 of 2
Workflow# 0000410697-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK **5545** PG **1608-1609**

**PREPARED BY
AND RETURN TO:
Worley & Peltz, PLLC
Box 99**

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

**SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SOVEREIGN OAKS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the day hereinafter set forth by Andana, LLC, a North Carolina limited liability company, hereinafter referred to as DECLARANT, this the 3 day of May, 2017.

RECITALS:

1. Declarant caused to be recorded in the office of the Register of Deeds for Buncombe County, North Carolina a Declaration of Covenants, Conditions and Restrictions, as recorded in Book 5348, at Page 903, herein referred to the "Declaration."
2. Declarant caused to be recorded a plat in Plat Book 174, at Page 91, in the Office of the Register of Deeds for Buncombe County, the boundaries of which are adjacent to the "Property" as the same is defined in the Declaration.
3. Declarant now wishes to subject such property as shown on the aforementioned plat to the Declaration.

NOW, THEREFORE, Declarant, pursuant to Article XI, Section 3 of the Declaration, does hereby subject all of that property shown on that plat recorded in Plat Book 174, at Page 91 in the Office of the Register of Deeds for Buncombe County to the Declaration.

The Declaration recorded in Book 5348, at Page 903 shall remain in full force and effect, as supplemented hereby.

DECLARANT:

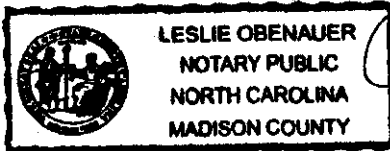
ANDANA, LLC, a North Carolina limited liability company

By: [Signature]
Andrew C. Baker, Manager

STATE OF North Carolina
COUNTY OF Madison

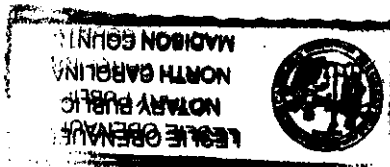
I, Leslie Obenauer, a Notary Public of the County and State aforesaid, certify that Andrew C. Baker, Manager of Andana, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); and acknowledged their voluntary execution of the foregoing instrument as Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the 3 day of May, 2016.



[Signature]
Notary Public
Printed name: Leslie Obenauer

My Commission Expires: 10/5/20



2

je



Doc ID: 031153260002 Type: CRP
Recorded: 05/24/2017 at 09:20:52 AM
Fee Amt: \$26.00 Page 1 of 2
Workflow# 0000413850-0002
Buncombe County, NC
Drew Reisinger Register of Deeds
BK **5552** PG **927-928**

**PREPARED BY
AND RETURN TO:
Worley & Peltz, PLLC
Box 99**

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

**SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SOVEREIGN OAKS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the day hereinafter set forth by Andana, LLC, a North Carolina limited liability company, hereinafter referred to as DECLARANT, this the 24 day of May, 2017.

RECITALS:

1. Declarant caused to be recorded in the office of the Register of Deeds for Buncombe County, North Carolina a Declaration of Covenants, Conditions and Restrictions, as recorded in Book 5348, at Page 903, herein referred to the "Declaration."
2. Declarant caused to be recorded a plat in Plat Book 176, at Page 5A in the Office of the Register of Deeds for Buncombe County, the boundaries of which are adjacent to the "Property" as the same is defined in the Declaration.
3. Declarant now wishes to subject such property as shown on the aforementioned plat to the Declaration.

2

NOW, THEREFORE, Declarant, pursuant to Article XI, Section 3 of the Declaration, does hereby subject all of that property shown on that plat recorded in Plat Book 176, at Page 54 in the Office of the Register of Deeds for Buncombe County to the Declaration.

The Declaration recorded in Book 5348, at Page 903 shall remain in full force and effect, as supplemented hereby.

DECLARANT:

ANDANA, LLC, a North Carolina limited liability company

By: [Signature]
Andrew C. Baker, Manager

STATE OF North Carolina
COUNTY OF Madison

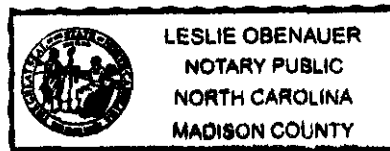
I, Leslie Obenaus, a Notary Public of the County and State aforesaid, certify that Andrew C. Baker, Manager of Andana, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); and acknowledged their voluntary execution of the foregoing instrument as Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the 22 day of May, 2016-2017 ①

[Signature]

Notary Public
Printed name: Leslie Obenaus

My Commission Expires: 10/5/20



Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/21/2018 10:16:33 AM
Fee Amt: \$26.00 Page 1 of 3
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 5704 PG 425 - 427

**PREPARED BY
AND RETURN TO:
Worley & Peltz, PLLC
Box 99**

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

**SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SOVEREIGN OAKS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the day hereinafter set forth by Andana, LLC, a North Carolina limited liability company, hereinafter referred to as DECLARANT, this the 21st day of September 2018.

RECITALS:

1. Declarant caused to be recorded in the office of the Register of Deeds for Buncombe County, North Carolina a Declaration of Covenants, Conditions and Restrictions, as recorded in Book 5348, at Page 903, herein referred to the "Declaration."
2. Declarant caused to be recorded a plat in Plat Book 192, at Page 110, in the Office of the Register of Deeds for Buncombe County, the boundaries of which are adjacent to the "Property" as the same is defined in the Declaration.
3. Declarant now wishes to subject such property as shown on the aforementioned plat to the Declaration.

NOW, THEREFORE, Declarant, pursuant to Article XI, Section 3 of the Declaration, does hereby subject all of that property shown on that plat recorded in Plat Book 192, at Page 110 in the Office of the Register of Deeds for Buncombe County to the Declaration.

FURTHER, Lot 9 and Lot 75, as shown on the above-reference plat, shall not be subject to any minimum or maximum size requirements for an accessory unit located on either lot as such size requirements are set forth in the design guidelines for Sovereign Oaks.

The Declaration recorded in Book 5348, at Page 903 shall remain in full force and effect, as supplemented hereby.

DECLARANT:

ANDANA, LLC, a North Carolina limited liability company

By: [Signature], MANAGER
Andrew C. Baker, Manager

STATE OF North Carolina
COUNTY OF Madison

I, Leslie Oberauer, a Notary Public of the County and State aforesaid, certify that Andrew C. Baker, Manager of Andana, LLC, a North Carolina limited liability company, personally appeared before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____); and acknowledged their voluntary execution of the foregoing instrument as Manager on behalf of and as the act of said limited liability company.

Witness my hand and official stamp or seal, this the 20 day of September ~~2016~~ 2018 ⁽²⁾

[Signature]

Notary Public
Printed name: Leslie Oberauer

My Commission Expires: 10/5/20

