

INSTRUMENT # 2007179266



2007179266

Drawn by and mail to:
Wallace Pittman & Webb, PLLC
2101 Rexford Road, Suite 100E
Charlotte, NC 28211 (JGW/kam) ROD Box #241

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PALISADES RESIDENTIAL PROPERTY
(Bear Creek at The Palisades)
(Phase 5A, Map 4, Tract T3I)

THIS SUPPLEMENTAL DECLARATION, made on this 27th day of August, 2007, by
RHEIN PALISADES, LLC, a North Carolina limited liability company, hereinafter referred to
as "Declarant";

WITNESSETH:

WHEREAS, Declarant has heretofore imposed a Declaration of Covenants, Conditions
and Restrictions for Palisades Residential Property upon a portion of the residential development
known as Palisades Residential Property, which Declaration is recorded in Book 17727 at page
398 in the Mecklenburg Public Registry, as amended and supplemented from time to time
(hereinafter "Declaration");

WHEREAS, the aforesaid Declaration of Covenants, Conditions and Restrictions
provides therein in Article II, Section 2 that ". . .Declarant shall have the right. . .to bring within
the coverage

of this Declaration and the jurisdiction of the Association all or any portion of the property described on Exhibit B attached hereto. . ."

WHEREAS, the aforesaid Declaration of Covenants, Conditions and Restrictions also provides therein in Article II, Section 2 that ". . .Such Supplementary Declarations may contain such complementary additions and modifications of the covenants, conditions and restrictions contained in this Declaration as may be necessary to reflect the different character of the additional property and as are not inconsistent with the provisions of this Declaration. In addition, a Supplemental Declaration may provide for the imposition and collection of additional assessments for Lots in a particular section or phase of The Palisades. . ."

WHEREAS, the Declarant desires to incorporate the Bear Creek at The Palisades (Phase 5A, Map 4, Tract T3I) as same is shown on map thereof recorded in Map Book 48 at Page 253 in the Mecklenburg Public Registry within the Properties subject to the Declaration;

NOW, THEREFORE, pursuant to the provisions of the aforesaid Declaration of Covenants, Conditions and Restrictions for Palisades Residential Property, Declarant hereby declares as follows:

1. **Annexation.** Declarant does hereby annex the Bear Creek at The Palisades (Phase 5A, Map 4, Tract T3I) as shown on the aforesaid map to the property which is subject to the Declaration of Covenants, Conditions and Restrictions for Palisades Residential Property recorded in Book 17727 at page 398, as amended and supplemented from time to time, in the Mecklenburg Public Registry to the end that the Bear Creek at The Palisades (Phase 5A, Map 4, Tract T3I) as aforesaid, shall be within the scheme of said Declaration and within the jurisdiction of the Association identified in said Declaration and to the further end that all present and future owners of all lots in Bear Creek at The Palisades shown on map recorded in Map Book 48 at Page 253 in the Mecklenburg Public Registry shall be subject to the terms and conditions of the aforesaid Declaration and shall have the rights and privileges therein set out.

2. **Designation of Neighborhood.** All Lots shown on the above-referenced map shall be a part of Bear Creek.

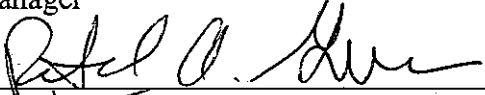
3. **Additional Covenants, Conditions and Restrictions for Bear Creek.**

Designation of All Lots as Private Road Lots. Lots 6-19, inclusive, and Lots 53-67, inclusive, and Lot 96 of Bear Creek at The Palisades (Phase 5A, Map 4, Tract T3I) as shown on map recorded in Map Book 48 at Page 253 in the Mecklenburg County Public Registry are accessed by Private Roads and are Private Road Lots as defined and set forth in the Declaration and are subject to a Private Road Assessment which shall be a maximum of \$600.00 per Private Road Lot as set forth in Section 3(b) of Article V of the Declaration. Certain Lots in future phases of Bear Creek at The Palisades may be accessed by Private Driveway Easements. Declarant shall have the right to elect to consider such Lots as Private Road Lots only and not as Private Driveway Lots for purposes of collection of assessments. Declarant shall make such election in any Supplemental Declaration annexing portions of Bear Creek with Private Driveway Easements. Any Supplemental Declaration annexing a portion of Bear Creek at The Palisades accessed by Private Driveways shall contain provisions of Private Driveway Easements.

IN WITNESS WHEREOF, RHEIN PALISADES, LLC has caused this instrument to be executed as of the day and year first above written.

RHEIN PALISADES, LLC, a North Carolina (SEAL)
limited liability company

By: Rhein Interests of Charlotte, LLC,
Its Manager

By: 
VICE President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, the undersigned Notary Public of the County and State aforesaid, certify that RICHARD A. GARNER personally came before me this day and acknowledged that he is VICE President of Rhein Interests of Charlotte, LLC, a North Carolina limited liability company, Manager of RHEIN PALISADES, LLC, a North Carolina limited liability company, and that he, as VICE President, being authorized to do so, executed the foregoing on behalf of the limited liability company, acting as Manager of RHEIN PALISADES, LLC.

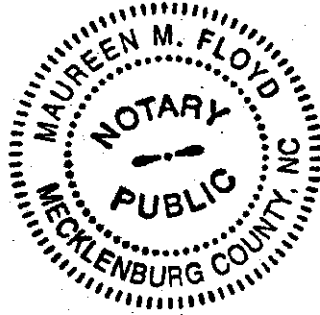
Witness my hand and official seal or stamp this 27th day of August, 2007.

Maureen M. Floyd
Notary Public

My Commission Expires:

3/2/08

[NOTARIAL SEAL]





JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording
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