

B: 1880 P: 47  
11/02/2011 01:54 PM  
Doc Code: ADMT  
Vanzolla McMurrin-Smith, Register of Deeds Dare CO, NC

Doc Id: 6301380  
Receipt #: 11-13689

Prepared by and return to:  
James R. Gilreath, Jr.  
P.O. Box 1087  
Nags Head, NC 27959

NORTH CAROLINA  
DARE COUNTY

Consolidated, Amended, and restated  
Declaration of Restrictive Covenants

WHEREAS the duly constituted Schooner Ridge Property Owners Association, Inc., Board of Directors met on March 27, 2010 and approved the Consolidated, Amended and Restated Declaration of Restrictive Covenants ("Consolidated Covenants") governing Phase I and Phase II, attached hereto and incorporated by reference herein;

WHEREAS pursuant to the amendment provisions contained in the Declaration of Restrictive Covenants for Schooner Ridge Phase I, recorded in Book 446, Page 724; Book 497, Page 873; Book 523, Page 53; Book 1150, Page 347, and Book 1672, Page 493, Dare County Registry and the Declarations of Restrictive Covenants for Schooner Ridge Phase II, recorded in Book 497, Page 376; Book 523, Page 56; Book 537, Page 373; Book 1315, Page 30, and Book 1672, Page 493, Dare County Registry a majority of property owners must indicate their approval through the return of a signed and notarized approval, in order for the above-mentioned Consolidated Covenants to take effect;

WHEREAS on April 19, 2010 the Board caused notice to issue to all property owners of record in Phases I and II requesting approval of the proposed Consolidated, Covenants;

WHEREAS on June 15, 2010 the Board issued a second request to all property owners in Phases I and II requesting additional property owners approve the proposed Consolidated Covenants;

WHEREAS in July, 2011 the Board received a majority of validly executed approvals for the Consolidated Covenants from property owners of record in Phase I which are attached hereto and duly recorded herewith.

WHEREAS in July, 2011 the Board received a majority of validly executed approvals for the Consolidated Covenants from property owners of record in Phase II which are attached hereto and duly recorded herewith.

WHEREAS the Board of Directors reported the passage and adoption of the Consolidated Covenants in its July, 2011 newsletter and at its October 8, 2011 annual meeting as reflected in the minutes of said meeting;

WHEREAS the Board of Directors has directed that the President of the Association cause the Consolidated Covenants to be filed of record in the Dare County Public Registry.

IN WITNESS WHEREOF, the Schooner Ridge Property Owners Association, Inc. has caused this instrument to be signed in its corporate name by its duly authorized office and by authority of its Board of Directors, this the 19<sup>th</sup> day of October, 2011.

Schooner Ridge Property Owners Association, Inc.

By: John K. Grube, Jr. (SEAL)  
John K. Grube, Jr., President

STATE OF North Carolina  
COUNTY OF Dare

I, Nicole F. Etheridge, a notary public in Currituck, NC and for the said jurisdiction, hereby certify that John K. Grube, Jr. personally came before me this day and acknowledged that he is the President of Schooner Ridge Property Owners Association, Inc., a corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal on this the 19 day of October, 2011.

My commission expires: NOV 7, 2011

(Notary Seal)

NICOLE F. ETHERIDGE  
NOTARY PUBLIC  
CURRITUCK COUNTY, NC

Nicole F. Etheridge  
Notary Public

Nicole F. Etheridge  
Printed or typed name of Notary Public

s:\jim\clients\homeowners assoc\schooner ridge hoa\hoa documents\2011 10 12 schooner ridge board signature.docx



NORTH CAROLINA

SCHOONER RIDGE, PHASES I & II

DARE COUNTY

CONSOLIDATED, AMENDED, AND  
RESTATED DECLARATION OF RESTRICTIVE  
COVENANTS

WHEREAS, prior to development of the subdivision known as Schooner Ridge (hereinafter "Schooner Ridge") in what is now the Town of Duck, Atlantic Township, Dare County, North Carolina, Four Seasons Resort, Inc. (hereinafter "Four Seasons") was the fee simple owner of certain lots or parcels of land in what was then the Village of Duck, Atlantic Township, Dare County, North Carolina, shown as Lots 1 through 18, inclusive, on a map or plat entitled "Schooner Ridge, Phase I, Village of Duck, Atlantic Township, Owner/Developer, Four Seasons Resort, Inc.," by C.P. Lewis, Registered Surveyor, dated August 26, 1985, and recorded in Plat Cabinet B, Slides 380 and 381, in the office of the Register of Deeds of Dare County, North Carolina, and as Lots 19 through 96, inclusive, on a map or plat entitled "Schooner Ridge, Phase II, Village of Duck, Atlantic Township, Owner/Developer, Four Seasons Resort, Inc.," by F. Richard Quible, Registered Surveyor, recorded in Plat Cabinet C, Slides 14-E and 14-F, in the office of the Register of Deeds of Dare County, North Carolina, as subsequently amended on a map or plat entitled "A Recombination of Lot 47 and Common Area, Phase 2, Schooner Ridge Subdivision, Atlantic Township, Dare County, Duck, North Carolina," by Kirk R. Foreman Land Surveying Company, recorded in Plat Cabinet F-1, Slide 317, in the office of the Register of Deeds of Dare County, North Carolina;

WHEREAS, Four Seasons previously imposed a Declaration of Restrictive Covenants (hereinafter the "Phase I Covenants") on Lots 2 through 18, inclusive, of "Schooner Ridge, Phase I, Village of Duck, Atlantic Township, Owner/Developer, Four Seasons Resort, Inc.," by C.P. Lewis, Registered Surveyor, dated August 26, 1985, and recorded in Plat Cabinet B, Slides



380 and 381, in the office of the Register of Deeds of Dare County, North Carolina, which Covenants are recorded in Book 446, Page 724, in the office of the Register of Deeds of Dare County, North Carolina, and also imposed a further Declaration of Restrictive Covenants (hereinafter the "Phase II Covenants") on Lots 19 through 96, inclusive, of "Schooner Ridge, Phase II, Village of Duck, Atlantic Township, Owner/Developer, Four Seasons Resort, Inc.," by F. Richard Quible, Registered Surveyor, recorded in Plat Cabinet C, Slides 14-E and 14-F, in the office of the Register of Deeds of Dare County, North Carolina, which Covenants are recorded in Book 497, Page 367, in the office of the Register of Deeds of Dare County, North Carolina;

WHEREAS, prior to completion of the Schooner Ridge development, Four Seasons amended the Phase I Covenants, which amendments are recorded in Book 497, Page 873, and in Book 523, Page 53, in the office of the Register of Deeds of Dare County, North Carolina, and also amended the Phase II Covenants, which amendments are recorded in Book 523, Page 56, and in Book 537, Page 373, in the office of the Register of Deeds of Dare County, North Carolina;

WHEREAS, on April 23, 1987, the Schooner Ridge Property Owners Association, Inc. (hereinafter the "Association") was incorporated as a nonprofit corporation under the laws of the State of North Carolina, entitled the "Nonprofit Corporation Act," as contained in Chapter 55A of the General Statutes of North Carolina, as amended;

WHEREAS, as provided for in the terms of the Phase I Covenants and of the Phase II Covenants, as amended (hereinafter referred to collectively as the "Covenants"), Four Seasons assigned all of its rights and powers pursuant to the Covenants to the Association, including but not limited to the rights and powers to enforce the Covenants and to amend the Covenants from time to time pursuant to amendment procedures that are specified in those Covenants;



WHEREAS, subsequent to the assignment of rights and powers from Four Seasons to the Association, and pursuant to the procedures specified in the Covenants, the Association further amended the Phase I Covenants, which amendments are recorded in Book 1150, Page 347, and in Book 1672, Page 493, in the office of the Register of Deeds of Dare County, North Carolina, and also further amended the Phase II Covenants, which amendments are recorded in Book 1315, Page 30, and in Book 1672, Page 493, in the office of the Register of Deeds of Dare County, North Carolina;

WHEREAS, the Association now desires to amend the Covenants again in order to consolidate the Phase I Covenants and Phase II Covenants into a single comprehensive and restated document that incorporates and ratifies all previous Covenants and amendments, to clarify certain unclear or obsolete portions of the previous Covenants, and to change certain provisions of the Covenants to require each lot owner in Schooner Ridge, Phases I and II, to submit payment of the annual assessment to the Association for the maintenance of streets, roads, and other common properties or amenities by January 1, 2011, and on each and every January 1 thereafter.

NOW THEREFORE, by written votes cast by a majority of homeowners in Schooner Ridge, Phases I and II, which are duly recorded with this instrument, the Association does hereby adopt following Consolidated, Amended, and Restated Declaration of Restrictive Covenants for Schooner Ridge, Phases I and II, which shall replace and supersede the Declaration of Restrictive Covenants for Schooner Ridge, Phase I, as shown on the plat recorded in Plat Cabinet B, Slides 380 and 381, Dare County Registry, which Covenants are recorded in Book 446, Page 724, as amended in Book 497, Page 873, as further amended in Book 523, Page 53, as further amended in Book 1150, Page 347, and as further amended in Book 1672, Page 493, all such recordings



being in the Dare County Registry, and shall also replace and supersede the Declaration of Restrictive Covenants for Schooner Ridge, Phase II, as shown on the plat recorded in Plat Cabinet C, Slides 14E and 14F, Dare County Registry, which Covenants are recorded in Book 497, Page 367, as amended in Book 523, Page 56, as further amended in Book 537, Page 373, as further amended in Book 1315, Page 30, and as further amended in Book 1672, Page 493, all such recordings being in the Dare County Registry, with the following covenants and restrictions that are to run with Lots 2 through 66, inclusive, and Lots 68 through 96, inclusive, as shown on the plats hereinbefore designated and shall be binding upon its successors in interest:

1. All of the lots in this subdivision (with the exception of Lots 1 and 67) shall be used for single-family residential purposes only.
2. No signs or posters of any nature shall be placed on the said lots without the written permission of the Association, its successors and assigns. No animals, livestock, or poultry of any kind, other than household pets, shall be kept on any lots.
3. In order to preserve a desirable uniformity of beauty and to protect purchasers of lots within the subdivision from having undesirable types of architecture placed on adjoining lots, no building, fence, or other structure shall be erected, placed, moved onto, maintained, or in any way altered on any lot in the subdivision, with the exception of Lots 1 and 67, until such time as the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location and elevation of such building or structure, drives and parking areas), and construction schedule have been approved in writing by the Association or its successors in interest. All exterior antennae shall be approved in writing by the Association or its successors in interest prior to erection. Any earthmoving or earth-disturbing activity shall be approved in writing by the Association or its successors in interest prior to the commencement of such activity. The Association or its successors in interest may refuse approval of any plans, locations, or specifications upon any ground, including purely aesthetic considerations, which in the sole discretion of the Association or its successors in interest shall be deemed sufficient. No alterations to the exterior appearance of any building or structure shall be made without similar approval being obtained by the Association or its successors in interest. Two (2) copies of and related data shall be furnished to the Association or its successors in interest, one (1) of which shall be retained for its use.

In no event shall the Association or its successors in interest accept plans for or allow for the construction of a dwelling in the subdivision which has exterior siding of any materials other than horizontal wood lap siding; machine, hand-split or cementitious (synthetic) cedar shakes; or cementitious (synthetic) lap siding (exhibiting a surface texture resembling sawn cedar) and preserved with a stain/paint approved for use by the Association or its successors in interest to effect a gray exterior color. In no event will the Association or its successors in interest accept



plans for or allow for the construction of a dwelling in the subdivision which shall have exterior roofing materials other than machine cut, hand split or cementitious cedar shakes or architectural grade asphalt or fiberglass shingles, "Weathered Wood" in color. All cementitious materials must be from a list approved for use by the Association or its successors in interest.

The duties, powers, and discretion for review and approval of plots, plans, and construction schedules described herein are vested in the Architectural Review Committee ("ARC") of the Association, to which such duties, powers, and discretion were previously transferred from Four Seasons pursuant to the terms of these Covenants in effect at the time of that transfer. The ARC shall be appointed by the Board of Directors and shall consist of up to five (5) members of the Association. In addition to the above-stated duties, powers, and discretion, the ARC shall be responsible for notifying the Board of Directors of the Association when it has determined that a violation of the Covenants relating to the erection, placement, movement, or maintenance of any building, fence, or other structure constructed on the lots in Schooner Ridge has occurred. Upon receipt of said notice, the Board of Directors may, in addition to any and all other remedies available to it as provided under the Covenants and under the laws of the State of North Carolina, record in the Office of the Register of Deeds of Dare County, North Carolina a "Notice of Violation of Restrictive Covenants" which shall identify the nature of said violation. Upon satisfaction of the violation, the Board of Directors shall cause a "Release of Notice of Violation of Restrictive Covenants" to be similarly recorded. In no event will the standards and requirements relating to building materials to be used for the exterior siding and exterior roof of each dwelling established herein be waivable by the ARC.

4. The exterior of all residences and other permanent structures in the subdivision shall be completed within one (1) year after the commencement of construction. No structure shall be used at any time, either temporarily or permanently, as a residence until the exterior of such structure is complete.

5. No trailer or temporary structures, such as tents, shacks, garages, barns, or other outbuildings shall be used on any lot in the subdivision at any time as a permanent or temporary residence.

6. No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear to be in an unclean or untidy condition, or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the surrounding property. All buildings, structures, and their appurtenances shall be maintained in a suitable state of repair, and in the event of destruction by fire or other casualty, the premises are to be cleared and debris removed within ninety (90) days of such casualty.

7. Easements are reserved along and within ten (10) feet of all side lot lines (20 feet on all side lot lines abutting streets), and within twenty-five (25) feet of all front and rear lot lines for the construction and perpetual maintenance of conduits, wires, and fixtures for electricity, telephone service, cablevision, water mains, sanitary and storm sewers, road drains, and other utilities or services, and to remove any obstacle which may at any time interfere or threaten to interfere with the maintenance of such lines, with right of ingress and egress from and across



said premises to duly authorized maintenance personnel. This easement shall also extend along any owner's side and rear property lines where fractional lots are owned. It shall not be considered a violation of the terms of this easement if wires or cables pass under some portion of lots not within the ten (10) foot wide strip, provided such lines do not hinder the construction and maintenance of buildings situated on any such lot.

Easements or rights for pedestrian access only to the Atlantic Ocean and Currituck Sound have been given, granted, and conveyed to each owner of a lot as shown on the plat entitled "Schooner Ridge, Phase I, Village of Duck, Atlantic Township, Owner/Developer, Four Seasons Resort, Inc.," by C.P. Lewis, Registered Surveyor, dated August 26, 1985, and recorded in Plat Cabinet B, Slides 380 and 381, in the office of the Register of Deeds of Dare County, North Carolina (hereinafter the "Phase I Plat"), and also to each owner of a lot as shown on the plat entitled "Schooner Ridge, Phase II, Village of Duck, Atlantic Township, Owner/Developer, Four Seasons Resort, Inc.," by F. Richard Quible, Registered Surveyor, recorded in Plat Cabinet C, Slides 14-E and 14-F, in the office of the Register of Deeds of Dare County, North Carolina, as subsequently amended on a map or plat entitled "A Recombination of Lot 47 and Common Area, Phase 2, Schooner Ridge Subdivision, Atlantic Township, Dare County, Duck, North Carolina," by Kirk R. Foreman Land Surveying Company, recorded in Plat Cabinet F-1, Slide 317, in the office of the Register of Deeds of Dare County, North Carolina (hereinafter referred to collectively as the "Phase II Plat"). Said easement for pedestrian access to the Currituck Sound, which was conveyed pursuant to a deed dated May 25, 1990 and recorded on October 4, 1990 in Book 726, Page 306 in the office of the Register of Deeds of Dare County, North Carolina, is twenty (20) feet in width running from the West right of way margin of SR 12 to the Currituck Sound. Said easement for pedestrian access to the Atlantic Ocean, which was conveyed pursuant to a deed dated May 25, 1990 and recorded on October 4, 1990 in Book 726, Page 310 in the office of the Register of Deeds of Dare County, North Carolina, extends along the southern boundary of Lot 47 and the northern boundary of Lot 48, Schooner Ridge, Phase II, and is depicted on the map or plat entitled "A Recombination of Lot 47 and Common Area, Phase 2, Schooner Ridge Subdivision, Atlantic Township, Dare County, Duck, North Carolina," by Kirk R. Foreman Land Surveying Company, recorded in Plat Cabinet F-1, Slide 317, in the office of the Register of Deeds of Dare County, North Carolina. Both the Currituck Sound easement and the Atlantic Ocean easement are subject to the terms of the commitments made by Four Seasons as part of its Agreement with the Association dated August 15, 1991 and recorded on November 27, 1991 in Book 777, Page 386 in the office of the Register of Deeds of Dare County, North Carolina. All such easements are appurtenant to and shall run with the title to Lots 2 through 96, inclusive, of Schooner Ridge as shown on the Phase I Plat and the Phase II Plat, as recorded in the locations stated above or as subsequently amended and recorded.

8. The streets within the subdivision are private and their use shall be limited to owners of Lots 2 through 96, inclusive, of the subdivision and their agents, invitees, and guests.

9. The Association has been incorporated for the express purpose of owning and maintaining the roads, streets, and other common properties in the subdivision as shown on the Phase I Plat and the Phase II Plat (including, *inter alia*, Schooner Ridge Drive and Chip Court, and specifically including the easements for pedestrian access only to the Currituck Sound and the Atlantic Ocean described in paragraph 7 hereof) for the benefit of the owners of lots 2 through 96, inclusive, and any additions thereto. Each owner of lots 2 through 96, inclusive, of





Schooner Ridge Phases I and II, and any additions therefore, with the exception of lot 67, shall be a member of the Association. All rights and powers pursuant to the Covenants or pursuant to any applicable law, ordinance, or regulation, including all rights and powers enumerated in prior versions of the Covenants applicable to Phase I or Phase II, have been assigned to the Association by Four Seasons, and all such rights powers now rest exclusively with the Association.

10. Each and every owner of a lot shown on the Phase I Plat or the Phase II Plat, with the exception of Lots 1 and 67, agrees to pay to the Association on January 1st of 2011, for the maintenance of the streets, roads and other common properties or amenities which the Association may hereafter acquire in Schooner Ridge, Phases I and II, as shown on the aforesaid plats and any additions or amendments thereto (including *inter alia*, Schooner Ridge Drive and Chip Court, and specifically including the easement for pedestrian access only to the Currituck Sound and the Atlantic Ocean described in paragraph 7 hereof) the sum of One Thousand Nine Hundred Fifty and No/100ths Dollars (\$1,950.00) and the sum of One Thousand Nine Hundred Fifty and No/100ths Dollars (\$1,950.00) on each and every January 1 thereafter unless and until terminated in accordance with paragraphs 12 or 13 of these covenants. The owners of said lots shall pay said sums promptly when they become due but in any event within thirty (30) days after January 1 of each year. Upon failure of any of the said lot owners to pay said sums when due, the amount due shall become a lien upon the lot or lots owned by such lot owners which lien may be claimed by notice and enforced by civil action in the nature of the enforcement of a laborer's and materialmen's lien against real property pursuant to G.S. Sec. 44A-7, et seq. or, in the sole discretion of the Association, by civil action in the nature of the foreclosure of the lien of a deed of trust.

The Association, by majority vote of the Board of Directors, may increase or decrease the said sum due for maintenance and common expenses without the Amendment of this Declaration; provided, however, that if there is an increase of over 15% in any one year, it must also receive the affirmative vote of a majority of the membership of the Association.

11. A mutual easement and right of access over the common driveway provided for Lots 51 and 52 is hereby declared and shall run with Lots 51 and 52, as shown on the Phase II Plat and shall be binding upon the owner(s) thereof and their successors in interest, who shall have sole responsibility for the maintenance and cost of this common driveway.

12. The standard to which the roads and streets of Schooner Ridge shall be maintained is the same standard and condition maintained by Four Seasons as of the date of the establishment of the subdivision. Except as to the width thereof, said roads and streets were built and subsequently maintained in accordance with North Carolina Department of Transportation standards and specifications existing as of July 1, 1985 (which standards and specifications are incorporated by reference).

13. The right of use and enjoyment of the common amenities and facilities of the Association are limited to the owners of Lots 2 through 96, inclusive, of Schooner Ridge, their families, lessees, agents, invitees, and guests. The Board of Directors of the Association may, by majority vote, make such rules and regulations concerning the use and enjoyment of the common amenities as they may, in their sole discretion, deem proper. Said rules and regulations shall



include, but not be limited to, limiting the use and enjoyment of the common amenities and facilities to a reasonable number of guests and invitees of any lot owner(s), and providing for the removal of any persons on the premises of Schooner Ridge who, purporting to be guests or invitees of a lot owner, are not accompanied by the lot owner or the lot owner's family or lessee.

14. No lot owner(s) shall sell or offer for sale time share interests in any lots and/or improvements thereon in Schooner Ridge. The term "time share" shall have the same meaning as is defined by North Carolina General Statutes section 93A-41(a).

15. Any lot owner(s) who offers a property for rent shall be required to provide no less than two (2) bulk trash containers and one (1) recycling container approved by the appropriate governmental authorities of Dare County, North Carolina or the Town of Duck, North Carolina for use by occupants of the property for curbside trash pickup.

16. These restrictions shall be binding on the land in the said subdivision and all parties owning the said land or in possession thereof for a period of twenty (20) years from the date hereof and shall be extended thereafter for successive periods of ten (10) years each unless, prior to the expiration of the initial 20 year period or any such 10 year period thereafter, an instrument signed by the owners of record of a majority of lots in the subdivision has been recorded revoking or modifying these restrictions.

IN WITNESS WHEREOF, a majority of owners of record of lots in Schooner Ridge Subdivision, Phases I and II, have caused this instrument to be executed in counterparts and their seals to be hereunto affixed on the respective dates appearing on the attached signature pages.



Lot Number(s): 3  
Phase I

Patricia L. Smith  
[Owner]

Paul M. Smith  
[Owner]

STATE OF North Carolina  
COUNTY OF Dare

I, a Notary Public of the Currituck, NC County and State aforesaid, certify that Patricia Smith, Paul Smith personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 25 day of July, 2010.

Nicole F. Etheridge  
Notary Public

My commission expires: November 7, 2011

NICOLE F. ETHERIDGE  
NOTARY PUBLIC  
CURRITUCK COUNTY, NC

Lot Number(s): 4  
Phase 1

Donna S. Gnader  
[Owner]

Kenneth L. Gnader  
[Owner]

STATE OF OHIO

COUNTY OF MONTGOMERY

I, a Notary Public of the County and State aforesaid, certify that  
~~DONNA S. GNADER + KENNETH L. GNADER~~  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 12<sup>th</sup> day of  
MAY, 2010.

David T. Kurtz  
Notary Public

My commission expires: June 23, 2014



**DAVID T. KURTZ**  
Notary Public, State of Ohio  
My Commission Expires  
June 23, 2014

Lot Number(s): 5  
Phase 1

[Signature]  
[Owner]

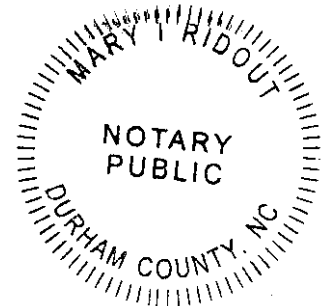
[Signature]  
[Owner]

STATE OF NC  
COUNTY OF Durham

I, a Notary Public of the County and State aforesaid, certify that  
Corey Welton & Qing Ye  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 17th day of  
May, 2010.

Mary I. Ridout  
Notary Public MARY I. Ridout

My commission expires: 12/28/2011



Lot Number(s): 5  
Phase 1

Courtney S. Welton  
[Owner]

\_\_\_\_\_  
[Owner]

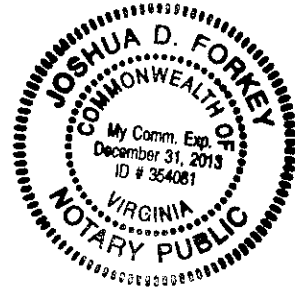
STATE OF VIRGINIA

COUNTY OF HENRICO

I, a Notary Public of the County and State aforesaid, certify that  
COURTNEY S. WELTON  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 7 day of  
MAY, 2010.

[Signature]  
Notary Public

My commission expires: 12/31/2013



Lot Number(s): 08

Phase 1

P. Preston B. Long  
[Owner]

Pamela Long  
[Owner]

STATE OF North Carolina

COUNTY OF Dare

I, a Notary Public of the Currituck, NC County and State aforesaid, certify that Preston Loving + Pamela Long personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 28 day of February, 2010.

Nicole F. Etheridge  
Notary Public

My commission expires: Nov 7, 2011

NICOLE F. ETHERIDGE  
NOTARY PUBLIC  
CURRITUCK COUNTY, NC



Lot Number(s): 9 (102)  
Phase \_\_\_\_\_

[Signature]  
[Owner]

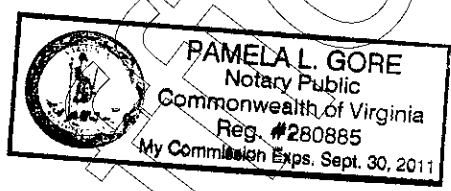
\_\_\_\_\_  
[Owner]

STATE OF Virginia  
COUNTY OF Fauquier

I, a Notary Public of the County and State aforesaid, certify that  
Lori Lloyd  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 5 day of  
June, 2010.

[Signature]  
Notary Public

My commission expires: September 30, 2011





Lot Number(s): 12  
Phase \_\_\_\_\_

Irene M. McKenna  
[Owner]

\_\_\_\_\_  
[Owner]

STATE OF North Carolina

COUNTY OF Dare

I, a Notary Public of the County and State aforesaid, certify that  
Irene M McKenna  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 10<sup>th</sup> day of  
May, 2010.

Michael D Wiegand  
Notary Public

My commission expires: May 25, 2014



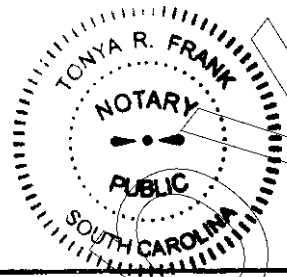
Unofficial Copy

APPROVAL OF SCHOONER RIDGE CONSOLIDATED, AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS

Lot Number(s): 14  
Phase 1

ALICE YOUNG SKINKER FAMILY TRUST  
HARRY J. SKINKER TRUSTEE  
[Owner]

[Signature]  
[Owner] Trustee



STATE OF South Carolina

COUNTY OF Beaufort

I, a Notary Public of the County and State aforesaid, certify that Harry J Skinker personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 26<sup>th</sup> day of May, 2010.

[Signature]  
Notary Public

My Commission Expires

My commission expires: July 20, 2017

Lot Number(s): 16  
Phase 1

Mary H. Moran  
[Owner]

Mary H Moran  
[Owner]

STATE OF North Carolina

COUNTY OF Dare

I, a Notary Public of the Currituck, NC ~~County and State~~ aforesaid, certify that

Mary H Moran  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 24 day of February, 2010.

Nicole F Etheridge  
Notary Public

My commission expires: November 7, 2011

NICOLE F. ETHERIDGE  
NOTARY PUBLIC  
CURRITUCK COUNTY, NC

Lot Number(s): 17  
Phase 1

D. Scott Butler  
[Owner]

Nancy E. Butler  
[Owner]

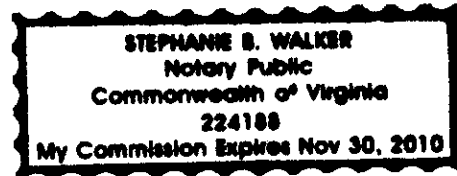
STATE OF Virginia

COUNTY OF Henrico

I, a Notary Public of the County and State aforesaid, certify that  
D. Scott Butler and Nancy E. Butler  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 10<sup>th</sup> day of  
May, 2010.

Stephanie B. Walker  
Notary Public

My commission expires: November 30, 2010



CONSOLIDATED, AMENDED, AND RESTATED  
DECLARATION OF RESTRICTIVE COVENANTS  
SCHOONER RIDGE, DUCK, NC

Lot Number(s): 20  
Phase 2

Michael Nickelsburg Michael Nelibburg  
[Owner]

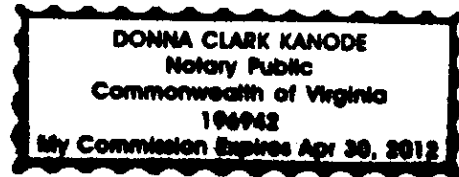
Diann M. Nickelsburg  
[Owner]

STATE OF Virginia  
City  
COUNTY OF Virginia Beach

I, a Notary Public of the City and State aforesaid, certify that  
Michael Nickelsburg + Diann Nickelsburg  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 4<sup>th</sup> day of  
May, 2010.

Donna C. Kanode  
Notary Public

My commission expires: 4/30/2012



Lot Number(s): 22  
Phase 2

128 CHIP COURT

TF O'Brien  
[Owner]

TF O'Brien

Kay O'Brien  
[Owner]

Kay O'Brien

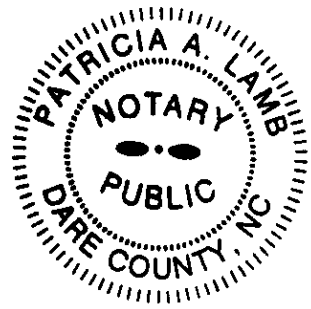
STATE OF N. Carolina

COUNTY OF Dare

I, a Notary Public of the County and State aforesaid, certify that  
Thomas F O'Brien & Kay O'Brien  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 23 day of  
April, 2010.

Patricia A Lamb  
Notary Public

My commission expires: 10-30-2010



Unofficial Copy

130 CHIP CT. DUCK N.C.

Lot Number(s): 23  
Phase 2

[Signature]  
[Owner]

[Signature]  
OWNER (MGR PARTNER)

[Signature]  
[Owner]

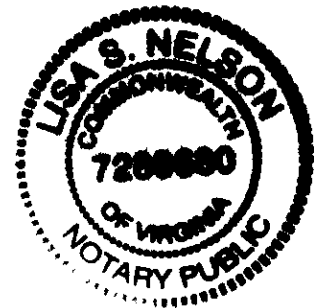
STATE OF Virginia

COUNTY OF Norfolk

I, a Notary Public of the County and State aforesaid, certify that  
~~Joseph A. Darto, Joseph S. Darto + Michael A. Darto~~  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 21<sup>st</sup> day of  
April, 2010.

[Signature]  
Notary Public

My commission expires: June 30, 2013



Unofficial Copy



Lot Number(s): 25  
Phase 2

JIM PARTIN  
[Owner] Jim Partin

PRISCILLA PARTIN Priscilla Partin

LAWRENCE PARTIN Lawrence Partin  
[Owner]

STATE OF North Carolina  
COUNTY OF Dare

I, a Notary Public of the County and State aforesaid, certify that Lawrence + Jim Partin, Priscilla Partin personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 9 day of October, 2010.

Nicole Etheridge  
Notary Public

My commission expires: Nov 7, 2011

NICOLE F. ETHERIDGE  
NOTARY PUBLIC  
CURRITUCK COUNTY, NC



Lot Number(s): 203 Lot 26  
Phase 2

Noah Leiden  
[Owner]

Susan Strong  
[Owner]

STATE OF North Carolina  
COUNTY OF Dare

I, a Notary Public of the County and State aforesaid, certify that  
~~Noah Susan~~ Noah Leiden + Susan Strong  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 9 day of  
October, 2010.

Nicole F. Etheridge  
Notary Public

My commission expires: Nov 7, 2011

NICOLE F. ETHERIDGE  
NOTARY PUBLIC  
CURRITUCK COUNTY, NC



Lot Number(s): 27 201 Schooner Ridge Drive  
Phase: 2

RTK/  
[Owner]

Patricia Kennedy  
[Owner]

STATE OF MARYLAND  
COUNTY OF CARROLL

I, a Notary Public of the County and State aforesaid, certify that  
Charles & Patricia Kennedy  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 27<sup>th</sup> day of  
April, 2010.

Jean A. Ashby  
Notary Public

My commission expires: 9-22-12

Unofficial Copy

Lot Number(s): 29

Phase II

Stephen L Bassford  
[Owner]

Stephen L Bassford  
Marilyn L Bassford

Marilyn L Bassford  
[Owner]

STATE OF Maryland

COUNTY OF Wicomico

I, a Notary Public of the County and State aforesaid, certify that  
Stephen L Bassford and Marilyn L. Bassford  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 30<sup>th</sup> day of

April, 2010  
C. J. Waters  
Notary Public

My commission expires: 11-01-2013

Unofficial

Lot Number(s): 30  
Phase 4

Douglas B. Pulsifer  
[Owner]

Lisa W. Pulsifer  
[Owner]

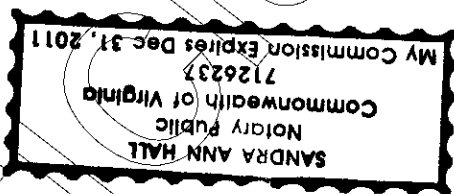
STATE OF Virginia

COUNTY OF Henrico

I, a Notary Public of the County and State aforesaid, certify that Douglas B Pulsifer Lisa W. Pulsifer personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 28<sup>th</sup> day of April, 2010.

Sandra Ann Hall  
Notary Public

My commission expires: 12/31/11



Lot Number(s): 193 Lot 31  
Phase 2

Dane K. Keeley  
[Owner]

Thomas G. Keeley  
[Owner]

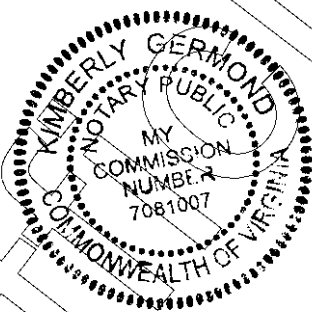
STATE OF Virginia

COUNTY OF Chesapeake

I, a Notary Public of the County and State aforesaid, certify that Dane K. Keeley & Thomas Keeley personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 11 day of May, 2010.

Kimberly A. Germond  
Notary Public

My commission expires September 30, 2011



Lot Number(s): 32  
Phase 2

M P Bozanski  
[Owner]

Janet P. Bozanski  
[Owner]

STATE OF Maryland  
COUNTY OF Howard

I, a Notary Public of the County and State aforesaid, certify that Richard Bozenski and Janet P Bozenski personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 14 day of May, 2010.

Alexandra E. Good  
Notary Public

ALEXANDRA E. GOOD, NOTARY PUBLIC

My commission expires:

My Commission Expires 4/30/2012



Lot Number(s): 33  
Phase 2

[Signature]  
[Owner]

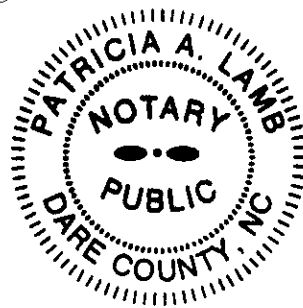
Carol J. [Signature]  
[Owner]

STATE OF N. Carolina  
COUNTY OF Dare

I, a Notary Public of the County and State aforesaid, certify that  
George & Carol Walton  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 19 day of  
May, 2010.

Patricia A. Lamb  
Notary Public

My commission expires: 10/30/2010



Unofficial Copy



Lot Number(s): 34  
Phase 2

~~\_\_\_\_\_~~  
[Owner]

Bernard J. Kosmoski  
[Owner]

STATE OF New Jersey

COUNTY OF Union

I, a Notary Public of the County and State aforesaid, certify that  
Bernard J. Kosmoski  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 10 day of  
May, 2010.

Susana Amaral  
Notary Public Susana Amaral  
My commission expires: \_\_\_\_\_

SUSANA AMARAL  
NOTARY PUBLIC, State of New Jersey  
No. 2374069  
Qualified in Union County  
Commission Expires May 23, 2013





Lot Number(s): 37  
Phase 2

Wade Charles Schmidt  
[Owner]

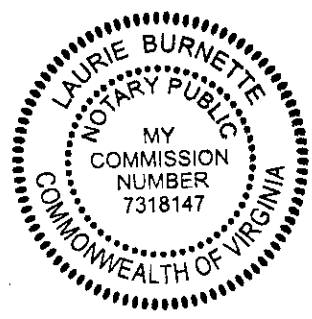
\_\_\_\_\_  
[Owner]

STATE OF Virginia  
COUNTY OF Chesterfield

I, a Notary Public of the County and State aforesaid, certify that  
Wade Charles Schmidt  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 20<sup>th</sup> day of  
April, 2010.

Laurie Burnette  
Notary Public

My commission expires: My Commission Expires July 31, 2014



Unofficial Copy

Lot Number(s): 37

Phase 2

Suzanne Schmidt  
[Owner]

\_\_\_\_\_  
[Owner]

STATE OF Virginia

COUNTY OF Chesterfield

I, a Notary Public of the County and State aforesaid, certify that

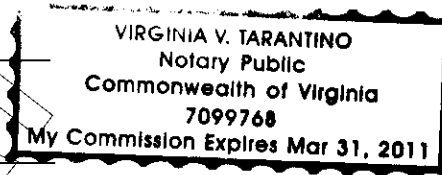
Suzanne Schmidt

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 27 day of

July, 2010.

Virginia V. Tarantino  
Notary Public

My commission expires: 3/31/2011



Lot Number(s): 38  
Phase 2

Lucky Dog Properties 179, LLC

[Owner]

[Signature] managing member

[Owner]

STATE OF Virginia

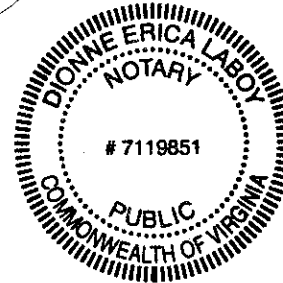
COUNTY OF Virginia Beach

I, a Notary Public of the County, and State aforesaid, certify that

John McPartland  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 24<sup>th</sup> day of May, 2010.

[Signature]  
Notary Public

My commission expires: 12-31-2011



177 Schooner Ridge

Lot Number(s): 39  
Phase 2

AUGUST LANGE JR  
[Owner]

\_\_\_\_\_  
[Owner]

STATE OF VA

COUNTY OF Richmond, VA

I, a Notary Public of the County and State aforesaid, certify that  
AUGUST LANGE  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 29<sup>th</sup> day of  
April, 2010.

Timothy P. Corbett  
Notary Public

My commission expires: 10/31/2014



Timothy P. Corbett  
Commonwealth of Virginia  
Notary Public  
Commission No. 321159  
My Commission Expires 10/31/2014



Unofficial Copy

Lot Number(s): 40  
Phase 2

BARBARA Ebert Trustee  
[Owner]  
TRUSTEE, BARBARA A. EBERT REV. TRUST Y/A Dtd 3/8/04  
Alan A Rudnick  
[Owner]

STATE OF Virginia  
COUNTY OF Henrico

I, a Notary Public of the County and State aforesaid, certify that  
Barbara Ebert  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 12 day of  
May, 2010.

Kathy K Crowder  
Notary Public

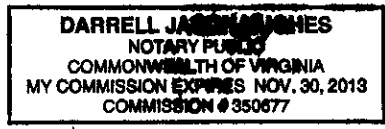
My commission expires: 7/31/2013



Virginia  
Chesterfield  
Alan Rudnick

May 18, 2010

Darrell Jason Hughes  
Darrell Jason Hughes



Lot Number(s): 42

Phase 2

[Signature]  
[Owner]

[Signature]  
[Owner]

STATE OF North Carolina

COUNTY OF Dare

I, a Notary Public of the County and State aforesaid, certify that  
Derry & Deborah Spolin  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 9 day of

October, 2010.

[Signature]  
Notary Public

My commission expires: Nov 7, 2011

Lot Number(s): 161 Scitower Ridge lot 47  
Phase 2

Robert E. Torti - MKE  
[Owner]

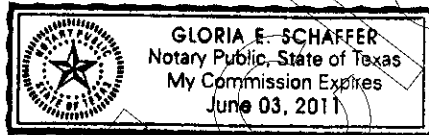
Andrea L. Torti Andrea Lt  
[Owner]

STATE OF Texas  
COUNTY OF Dallas

I, a Notary Public of the County and State aforesaid, certify that  
ROBERT E. TORTI & ANDREA L. TORTI  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 20th day of  
May 2010.

Gloria Schaffer  
Notary Public

My commission expires: June 3, 2011



Lot Number(s): 50

Phase 2

[Signature]  
[Owner]

Pamela A Zangaro  
[Owner]

STATE OF Virginia

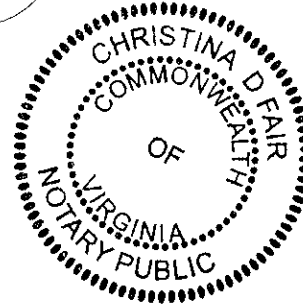
COUNTY OF Prince William

I, a Notary Public of the County and State aforesaid, certify that

Patrick Bamaro  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 6 day of May, 2010.

Christina D Fair  
Notary Public 161748

My commission expires: 9-30-2012



Unofficial Copy





Lot Number(s): 51  
Phase 2

Leslie Concors  
[Owner]

Theresa Concors THERESA CONCORDS  
[Owner]

STATE OF New York

COUNTY OF ORANGE

I, a Notary Public of the County and State aforesaid, certify that  
LESLIE CONCORDS & THERESA CONCORDS  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 22<sup>ND</sup> day of  
December, 2010.

[Signature]  
Notary Public

My commission expires: Oct 15, 2013

GLENDIA COOK #4927497  
NOTARY PUBLIC, State of New York  
Qualified in Orange County  
Commission Expires Oct. 15, 2013

Lot Number(s): 55

Phase 2

*de Foucaud*  
[Owner]

*[Signature]*  
[Owner]

STATE OF Chesapeake


COUNTY OF Virginia

I, a Notary Public of the County and State aforesaid, certify that

Cathy + Mike Thomas  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 7 day of May, 2010.

*[Signature]*  
Notary Public

My commission expires: 2/28/13

 ELIZABETH CARMEN RUIZ  
Notary Public  
Commonwealth of Virginia  
Reg. #7256085  
My Commission Exps. Feb. 28, 2013



Unofficial Copy

Lot Number(s): 56

Phase 7

of  
Eye Center  
[Owner]

[Signature]  
[Owner]

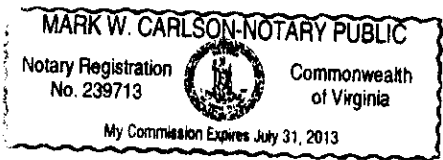
STATE OF VIRGINIA

COUNTY OF FAIRFAX

I, a Notary Public of the County and State aforesaid, certify that  
George M Anastasio Lee C Anastasio  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 29<sup>th</sup> day of  
April, 2010.

Mark W Carlson  
Notary Public

My commission expires: July 31, 2013



Unofficial Copy

Lot Number(s): 57  
Phase 2

address - 141 Schomer Ridge Rd

Ralph Alfonso  
[Owner]

Debra Alfonso  
[Owner]

STATE OF New York

COUNTY OF Orange

I, a Notary Public of the County and State aforesaid, certify that Ralph Alfonso and Debra Alfonso personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 14th day of May, 2010.

[Signature]  
Notary Public

My commission expires: January 31, 2014

JUDITH A. JAMES  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01JA6036611  
QUALIFIED IN ORANGE COUNTY  
COMMISSION EXPIRES JANUARY 31, 2014

Lot Number(s): 141 Schooner Ledge Dr. / Lot 57  
Phase 2

Debra Alfonso  
[Owner]

Ralph Alfonso  
[Owner]

STATE OF New York

COUNTY OF New York

I, a Notary Public of the County and State aforesaid, certify that Debra Alfonso and Ralph Alfonso personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 31<sup>st</sup> day of August, 2010.

[Signature]  
Notary Public

My commission expires: January 31, 2014

JUDITH A. JAMES  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01JA6036611  
QUALIFIED IN ORANGE COUNTY  
COMMISSION EXPIRES JANUARY 31, 2014

Lot Number(s): 58  
Phase 2

KAREN EPSTEIN *Karen Epstein*  
[Owner]

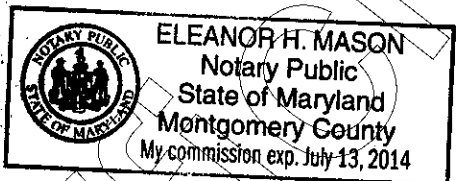
\_\_\_\_\_  
[Owner]

STATE OF Maryland  
COUNTY OF MONTGOMERY

I, a Notary Public of the County and State aforesaid, certify that  
Karen Kuehl Epstein  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 2 day of  
September, 2010.

*Eleanor H. Mason*  
\_\_\_\_\_  
Notary Public

My commission expires: 7-13-14



Lot Number(s): 58  
Phase 2

Anthony C Epstein  
[Owner]

\_\_\_\_\_  
[Owner]

DISTRICT \_\_\_\_\_  
STATE OF COLUMBIA  
CITY \_\_\_\_\_  
COUNTY OF WASHINGTON

I, a Notary Public of the County and State aforesaid, certify that  
Anthony C Epstein  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 11<sup>th</sup> day of  
August, 2010.

Marilyn R. O'Neal  
Notary Public

My commission expires: MARILYN R. O'NEAL  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
My Commission Expires February 28, 2011

Lot Number(s): 57  
Phase II

Ruth Mentzer  
[Owner]

\_\_\_\_\_  
[Owner]

PA 30 221587 03/2013

STATE OF PA

COUNTY OF Delaware

I, a Notary Public of the County and State aforesaid, certify that  
RUTH M. MENTZER  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 30th day of  
April, 2010.

Nora Lappin  
Notary Public

My commission expires: Oct 20th 2013

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Nora Lappin, Notary Public  
Concord Twp., Delaware County  
My Commission Expires Oct. 20, 2013  
Member, Pennsylvania Association of Notaries



Unofficial Copy



Lot Number(s): 62 131 Schooner Ridge Drive  
Phase 2

James J. Yelenovsky  
[Owner]

Georgina M. Yelenovsky  
[Owner]

STATE OF New Jersey

COUNTY OF Union

I, a Notary Public of the County and State aforesaid, certify that  
James + Georgina Yelenovsky  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 28<sup>th</sup> day of  
April, 2010.

Michael F. Ford  
Notary Public

My commission expires: \_\_\_\_\_  
**MICHAEL F. FORD**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires September 27, 2012**

UNOFFICIAL COPY

Lot Number(s): 63  
Phase 2

Kathleen Schmidt  
[Owner]

\_\_\_\_\_  
[Owner]

STATE OF Virginia

COUNTY OF Westfield

I, a Notary Public of the County and State aforesaid, certify that  
Kathleen Schmidt  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 13 day of  
May, 2010.

Shobha R. Modi  
Notary Public

SHOBHA R. MODI  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES AUG. 31, 2013  
COMMISSION # 351931

My commission expires: August 31, 2013

Unofficial Copy

Lot Number(s): 63  
Phase ✓

Mark C SCHMIDT  
[Owner]

\_\_\_\_\_  
[Owner]

STATE OF North Carolina

COUNTY OF Dare

I, a Notary Public of the County and State aforesaid, certify that  
Mark C. Schmidt  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 9 day of  
October, 2010.

Nicole F. Etheridge  
Notary Public

My commission expires: November 7, 2011

**NICOLE F. ETHERIDGE**  
**NOTARY PUBLIC**  
**CURRITUCK COUNTY, NC**



Unofficial Copy

Lot Number(s): 65  
Phase 1

[Signature]  
[Owner] MD DL W62348887523  
exp 7/2/12

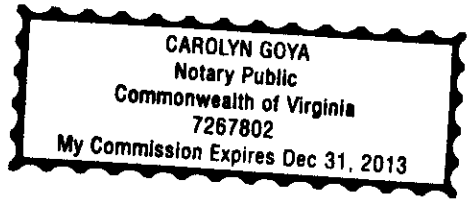
[Signature: Victoria B. Wright]  
[Owner] VA DL P56245544  
exp 8/16/2012

STATE OF Virginia  
COUNTY OF Fairfax

I, a Notary Public of the County and State aforesaid, certify that Larry Wright and Victoria Wright personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 27th day of April, 2010.

[Signature: Carolyn Goya]  
Notary Public

My commission expires: 12/31/2013



Unofficial Copy

Lot Number(s): 69 115 Schooner Ridge Drive  
Phase II

[Signature]  
[Owner]  
John J. Mulderig

\_\_\_\_\_  
[Owner]

STATE OF MARYLAND

COUNTY OF DISTRICT OF COLUMBIA

I, a Notary Public of the County and State aforesaid, certify that  
JOHN J. MULDERIG  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 1st day of  
DECEMBER, 2010.

[Signature]  
Notary Public

My commission expires: 12/14/2012



Kurt J. Gottfried  
District of Columbia  
My Commission Expires  
December 14, 2012



Lot Number(s): 69 115 Schooner Ridge Drive  
Phase II

[Owner]

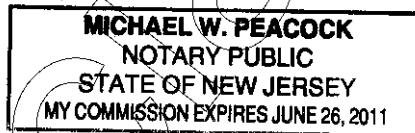
Busan Mulderig  
[Owner] Susan Mulderig

STATE OF New Jersey  
COUNTY OF Camden

I, a Notary Public of the County and State aforesaid, certify that  
Susan Mulderig  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 31 day of  
December, 2010.

M. Peacock  
Notary Public

My commission expires: June 26, 2011



Lot Number(s): 70 188 SCHOONER RIDGE DR.  
Phase 2

Robert J Feber  
[Owner]

Jo Ann Feber  
[Owner]

STATE OF VIRGINIA

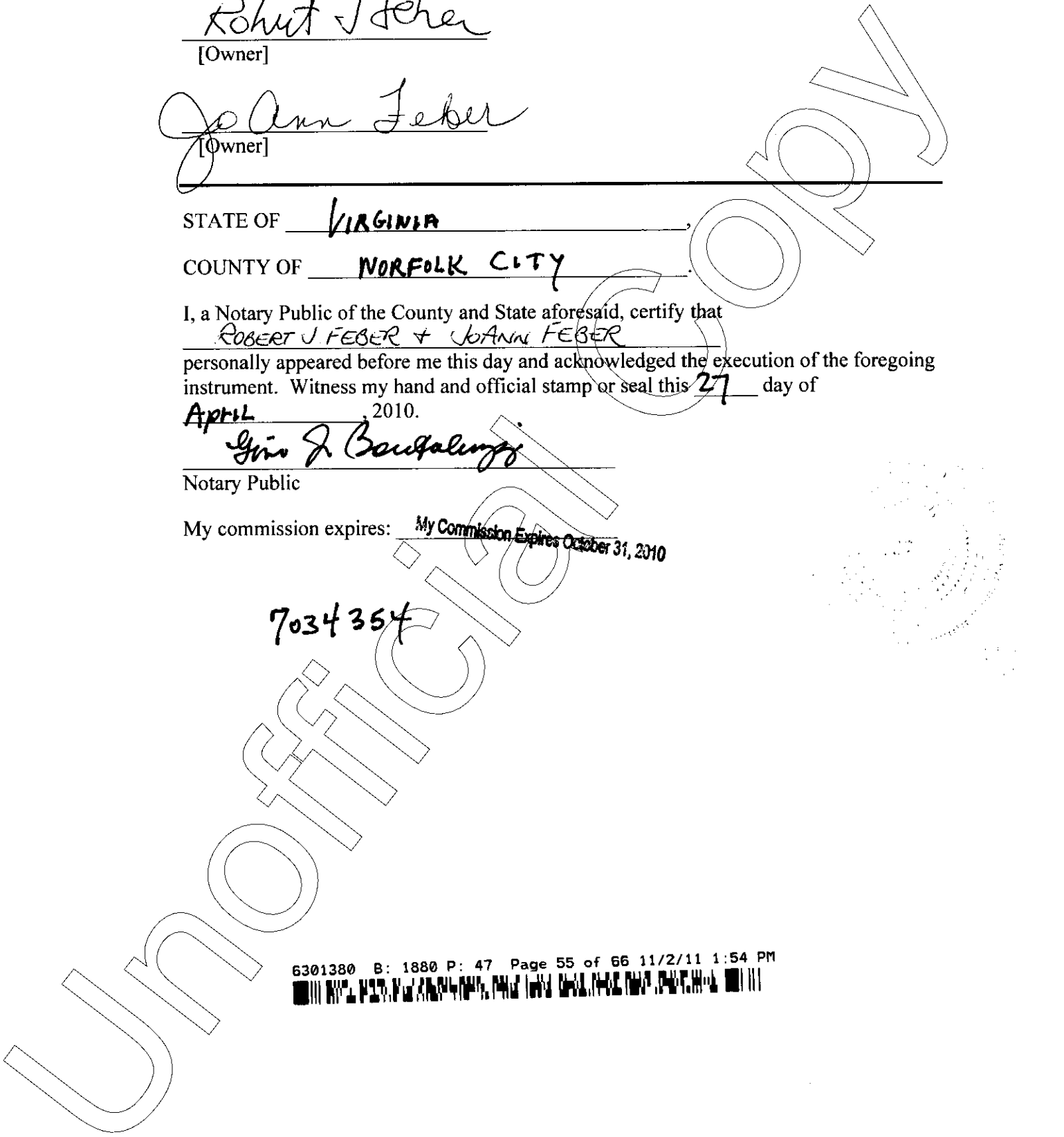
COUNTY OF NORFOLK CITY

I, a Notary Public of the County and State aforesaid, certify that  
ROBERT J FEBER + JOANNI FEBER  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 27 day of  
April 2010.

Gina J. Boudalungis  
Notary Public

My commission expires: My Commission Expires October 31, 2010

7034354



Lot Number(s): 72  
Phase II

MAH  
[Owner] Mark H Whitnall

Janis Scholom Whitnall  
[Owner] Janis Scholom Whitnall

STATE OF Maryland

COUNTY OF Montgomery

I, a Notary Public of the County and State aforesaid, certify that Mark H Whitnall and Janis Scholom Whitnall personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 27th day of April, 2010.

Nahid Golshaiyan  
Notary Public

My commission expires: \_\_\_\_\_

NAHID GOLSHAIAN  
Notary Public, State of Maryland  
My Commission Expires Nov. 21, 2010



Lot Number(s): 74  
Phase 2

John K. Grube Jr  
[Owner]

John K. Grube Jr

Betty Grube  
[Owner]

Betty Grube

STATE OF PA

COUNTY OF Delaware

I, a Notary Public of the County and State aforesaid, certify that John K Grube Jr + Betty Grube personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 11 day of May, 2010.

Maurice C Smyth  
Notary Public

My commission expires: 11-19-2010

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Maurice E. Smyth, Notary Public  
Haverford Twp., Delaware County  
My Commission Expires Nov. 19, 2010  
State Department of State, Bureau of Notaries



Unofficial Copy

178 Schwanen Ridge  
Duck, NC

Lot Number(s): 75  
Phase 2

Valmont R. Ouellette

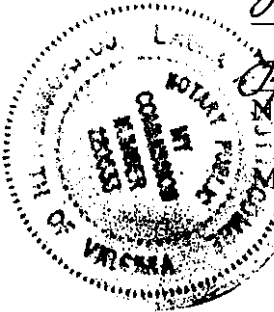
[Owner]

Mary M. Ouellette

[Owner]

STATE OF Virginia  
City Richmond  
COUNTY OF Richmond

I, a Notary Public of the County and State aforesaid, certify that  
VALMONT R. OUELLETTE AND MARY M. OUELLETTE  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 30<sup>th</sup> day of  
November, 2010.



Spura R. Nuttycombe  
Notary Public

My commission expires: 9/30/12



Unofficial Copy

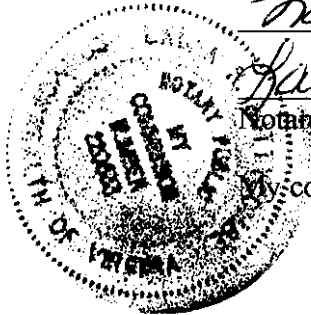
178 Schooner Ridge  
West, N.C.  
Lot Number(s): 75  
Phase 2

Michelle Mosier  
[Owner]

Donald F. Mosier  
[Owner]

STATE OF Virginia  
City Richmond  
COUNTY OF Richmond

I, a Notary Public of the County and State aforesaid, certify that  
MICHELLE MOSIER AND DONALD F. MOSIER  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 30th day of  
November, 2010.



Laura R. Nuttycombe  
Notary Public  
My commission expires: 9/30/12

Lot Number(s): 76  
Phase \_\_\_\_\_

[Signature]  
[Owner]

[Signature]  
[Owner]

STATE OF Virginia,

COUNTY OF Fairfax.

I, a Notary Public of the County and State aforesaid, certify that  
Andrew L Miller · Catherine R. Miller  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 29 day of  
June, 2010.

[Signature: Karen A Reilly]  
Notary Public

My commission expires: 8-31-2013

Karen A. Reilly  
Notary  
Public  
Reg #7284445  
Expires  
8-31-2013  
Commonwealth of Virginia



Lot Number(s): 081  
Phase 2

[Signature]

[Owner]

Margorie A. Schneider

[Owner]

STATE OF District of Columbia

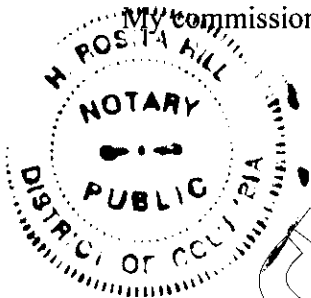
COUNTY OF \_\_\_\_\_

I, a Notary Public of the County and State aforesaid, certify that  
Matthew R. Schneider and Margorie A. Schneider  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 3<sup>rd</sup> day of  
May, 2010.

[Signature]

Notary Public

My commission expires: 3/14/11



H. Rosita Hill  
Notary Public, District of Columbia  
My Commission Expires 3/14/2011



156 Schooner Ridge DR.

Lot Number(s): 85

Phase 2

Arthur K. Gules  
[Owner]

Jessie A. Gules  
[Owner]

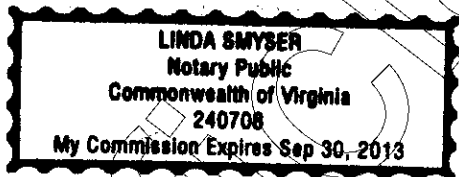
STATE OF Virginia

COUNTY OF Stafford

I, a Notary Public of the County and State aforesaid, certify that  
Hertrude Gules & Jessy Gules  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 7<sup>th</sup> day of  
May, 2010.

Linda Smyser  
Notary Public

My commission expires: 09/30/13



152 SCHOONER RIDGE DRIVE

Lot Number(s): 87

Phase 2

[Signature]  
[Owner]

Jocelyn Thomas  
[Owner]

STATE OF Maryland

COUNTY OF Baltimore

I, a Notary Public of the County and State aforesaid, certify that Mr. Kent and Jocelyn Love Thomas personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 27<sup>th</sup> day of April, 2010.

Constance Johnson  
Notary Public

My commission expires: Sept 1, 2010

Unofficial Copy

Lot Number(s): 92  
Phase Satchover Ridge II

Jihad George Hemes  
[Owner]

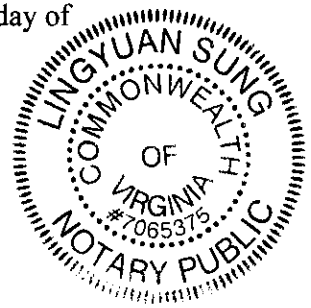
Mary E. Hemes  
[Owner]

STATE OF Virginia  
COUNTY OF Fairfax

I, a Notary Public of the County and State aforesaid, certify that Jihad G. Hemes & Mary E. Hemes personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 30<sup>th</sup> day of June, 2010.

[Signature]  
Notary Public

My commission expires: Oct 31 2010



Unofficial Copy



Lot Number(s): 94  
Phase 2

Timothy Allen Queen  
[Owner]

Kathleen M. Queen  
[Owner]

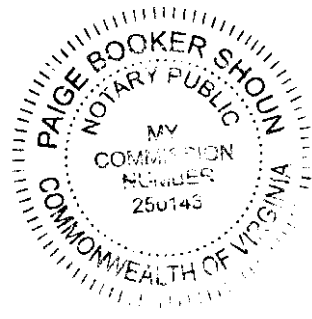
STATE OF Virginia

COUNTY OF York

I, a Notary Public of the County and State aforesaid, certify that  
Timothy A Queen and Kathleen M Queen  
personally appeared before me this day and acknowledged the execution of the foregoing  
instrument. Witness my hand and official stamp or seal this 12<sup>th</sup> day of

January, 2010.  
Paige Booker Shou  
Notary Public

My commission expires: July 31, 2013



Unofficial Copy

Lot Number(s): 96  
Phase 2

Ann B Miller  
[Owner]

Ann B Miller  
[Owner]

SW  
COMMONWEALTH  
SW CITY

STATE OF VIRGINIA  
COUNTY OF NOFOLK

ABM AM  
ABM AM

I, a Notary Public of the SW CITY COMMONWEALTH SW County and State aforesaid, certify that ANN B. MILLER and PAULA MILLER personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 10TH day of JUNE, 2010.

ANN B. MILLER ABM AM

Ann B Miller  
Notary Public

My commission expires: 30 SEP 2012

REGISTRATION # 237309

ABM AM

Unofficial Copy