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FOR REGISTRATION REGISTER OF DEEDS
REBECCA T CHRISTIAN
NEW HANOVER COUNTY, NC
2004 AUG 06 12:08:31 PM
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INSTRUMENT # 2004042337

**SUPPLEMENTAL DECLARATION
OF EASEMENTS, COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
RENAISSANCE PARK**

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

THIS SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENAISSANCE PARK (this "Supplemental Declaration") is made this 2nd day of August, 2004, by TCT OF WILMINGTON, LLC, a North Carolina limited liability company its successors, successors-in-title and assigns ("Declarant"). RENAISSANCE PARK OWNERS ASSOCIATION, INC., a North Carolina non-profit corporation (the "Association"), also joins herein to evidence its consent to the provisions herein.

WITNESSETH:

WHEREAS, Declarant has previously subjected certain property to the lien of that certain Declaration of Easements, Covenants, Conditions and Restrictions for Renaissance Park dated February 19, 2004, recorded in Book 4202 at Page 493 in the New Hanover County Registry (the "Declaration");

WHEREAS, pursuant to Article III, Section 1 of the Declaration, Declarant desires to designate certain driveways and access ways located upon that certain property described on Exhibit A attached hereto and incorporated herein by reference (such driveways and access ways being collectively referred to herein as the "Driveways") as Common Property under the Declaration; and

WHEREAS, defined terms used in this Supplemental Declaration shall have the meanings provided in the Declaration unless otherwise defined herein.

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NOW, THEREFORE, pursuant to Article III of the Declaration, Declarant does hereby designate the Driveways as Common Property under the Declaration, subject to the following additional terms and conditions:

1. In no event shall Declarant or the Association remove the Driveways from the Common Property under the Declaration without the prior written consent of the owner of that certain 2.16± acre tract of property described as 'Tract "A-1" (2nd Revision)' on that certain plat recorded in Map Book 46, Page 159, in the New Hanover County Public Registry ("Tract A-1").
2. In no event shall Declarant or the Association change the configuration of the Driveways so as to materially impair or hinder commercially reasonable access to those parking spaces located on Tract A-1 from time to time without the prior written consent of the owner of Tract A-1 (which consent shall not be unreasonably withheld, conditioned or delayed).

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration the date and year first written above.

TCT OF WILMINGTON, LLC

By: [Signature]
Name: Raiford TRASK III
Title: Member/Manager

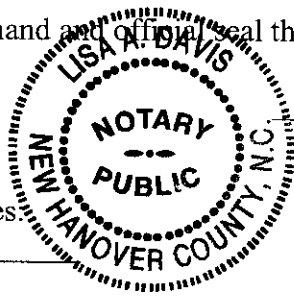
By: [Signature]
Name: Bruce A. Chappell
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, Lisa A. Davis, a Notary Public of the State and County aforesaid, certify that Raiford TRASK III, a Member/Manager of TCT OF WILMINGTON, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 2nd day of August, 2004.

[NOTARIAL SEAL]



[Signature]
Notary Public

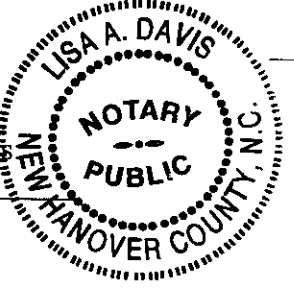
My Commission Expires 10.14.06

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, Lisa A. Davis, a Notary Public of the State and County aforesaid, certify that Bruce A. Chappell, a Manager of TCT OF WILMINGTON, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 2nd day of August, 2004.

[NOTARIAL SEAL]



[Signature]
Notary Public

My Commission Expires 10.14.06

RENAISSANCE PARK OWNERS ASSOCIATION, INC., a North Carolina non-profit corporation

By: [Signature]
Name: RAIFORD TRASK III
Title: President

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I, Lisa A. Davis, a Notary Public of the State and County aforesaid, certify that Raiford Trask III the _____ President of RENAISSANCE PARK OWNERS ASSOCIATION, INC., a North Carolina non-profit corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said corporation.

WITNESS my hand and official seal this 2nd day of August, 2004.

[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission Expires:

10.14.06

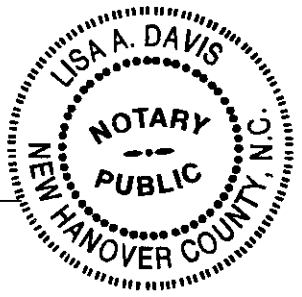


EXHIBIT A

Property on Which Driveways are Located

BEING ALL of that certain tract or parcel containing 3.41± acres and being designated as “Tract ‘A-1’” on that certain map entitled “Renaissance Park Tract ‘A-1 and Tract ‘A-2’ (Revision)” recorded in Map Book 45, Page 204 in the New Hanover County Registry,

LESS AND EXCEPTING:

(1) that certain tract or parcel containing 2.16± acres and being designated as “Tract ‘A-1’ 2.16 Acres +/- (2nd Revision)” on that certain map entitled “Renaissance Park Tract “A-1” (2nd Revision)” recorded in Map Book 46, Page 159, New Hanover County Registry, reference to which map is hereby made for a more particular description; and

(2) that certain tract or area containing 0.73± acres and being designated as the “Access Easement Tract” on that certain map entitled “Renaissance Park Tract “A-1” (2nd Revision)” recorded in Map Book 46, Page 159, New Hanover County Registry, reference to which map is hereby made for a more particular description.



REBECCA T. CHRISTIAN
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 08/06/2004 12:08:31 PM

Book: RE 4442 Page: 78-83

Document No.: 2004042337

DECL 6 PGS \$26.00

Recorder: MICAH PHELPS

State of North Carolina, County of New Hanover

The foregoing certificate of LISA A DAVIS Notary is certified to be correct. This 6TH of August 2004

REBECCA T. CHRISTIAN , REGISTER OF DEEDS

By: 
Deputy/Assistant Register of Deeds

YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.

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