

Drafted by/Mail to: D.R. Bryan, Jr., PO Box 728
Holly Springs NC 27540

Wake County, NC 6
Laura M Riddick, Register Of Deeds
Presented & Recorded 06/26/2000 08:38:10

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NORTH CAROLINA)
)
)
WAKE COUNTY)

DECLARATION OF SHARED USE:
COMMON AREA FACILITIES

THIS DECLARATION made and entered into this 22 day of June, 2000, by and between SUNSET RIDGE ASSOCIATION, INC. and SUNSET RIDGE NORTH ASSOCIATION, INC.

WITNESSETH:

WHEREAS, Sunset Ridge Association, Inc. is the mandatory association to which all property owners in the subdivision known as Sunset Ridge located in Holly Springs Township, Wake Co., NC, belong; and,

WHEREAS, Sunset Ridge North Association, Inc. is the mandatory association to which all residential property owners in the subdivision known as Sunset Ridge North located in Holly Springs Township, Wake Co., NC, belong; and,

WHEREAS, the parties now desire to permit all members of both associations to share the use of the Common Area facilities owned or leased, now and hereafter, by each.

NOW THEREFORE, Sunset Ridge Association, Inc. and Sunset Ridge North Association, Inc. do hereby declare that the use of any and all facilities and improvements thereto which are known and designated as "Common Area" on each and every currently and hereinafter recorded plat of Sunset Ridge and Sunset Ridge North subdivisions, located in Holly Springs Township, Wake Co., NC, shall be at all times available to members of both associations. Each party shall at all times maintain adequate property and liability insurance on their respective facilities and shall name the other as an "additional insured" on the appropriate policy(ies). Each party shall at all times be responsible for all improvement to and maintenance of their respective facilities; provided, however, that any damage to any facility which is caused by the negligent acts or omissions of any member, guest or agent of the non-owner/lessee user shall be the responsibility of and repaired by said non-owner/lessee user. Use and operation of each and every facility by either party shall be further governed by the applicable Declaration of Covenants, Conditions and Restrictions, and any applicable supplement and amendment thereto, together with any and all rules and regulations regarding such use and operation which have been or might be established by the owning party. The rights and obligations herein granted shall constitute a covenant appurtenant to and running with the lands of each party for its benefit and for the benefit of the other, its successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, the day and year first above written.

SUNSET RIDGE ASSOCIATION, INC.

by: Amanda R. McFadden
President

SUNSET RIDGE NORTH ASSOCIATION, INC.

by: Scott Dixon
President

NORTH CAROLINA, WAKE COUNTY

I, Notary Public, do hereby certify that AMANDA R. McFADDEN personally appeared before me this day and acknowledged that she is President of SUNSET RIDGE ASSOCIATION, INC., and that she as President and being so authorized, executed the foregoing instrument on behalf of the corporation. Witness my hand and official seal, this the 22 day of June, 2000.

OFFICIAL SEAL
North Carolina Wake County
S. ELAINE HUDSPETH
Notary Public
My Commission Expires November 3, 2001

S. Elaine Hudspeth
Notary Public
My commission expires: 11-3-01

NORTH CAROLINA, WAKE COUNTY

I, Notary Public, do hereby certify that ☒ SCOTT DIXON personally appeared before me this day and acknowledged that he is President of SUNSET RIDGE NORTH ASSOCIATION, INC., and that he as President and being so authorized, executed the foregoing instrument on behalf of the corporation. Witness my hand and official seal, this the 22 day of June 2000.

OFFICIAL SEAL
North Carolina Wake County
S. ELAINE HUDSPETH
Notary Public
My Commission Expires November 3, 2001

S. Elaine Hudspeth
Notary Public
My commission expires: 11-3-2001

Laura M Riddick
Register of Deeds
Wake County, NC



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Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina - Wake County

The foregoing certificate____ of _____

L. Elaine Hudspeth.

____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: *John Rine*
Assistant/Deputy Register of Deeds

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