

Prepared by and Return to : Michael R. Ganley, Attorney, Bagwell Holt Smith P.A.  
111 Cloister Court, Ste. 200, Chapel Hill, NC 27514

**WITHDRAWAL OF PROPERTY  
FROM  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
COLLINS RIDGE**

This Withdrawal of Property from the Declaration of Covenants, Conditions, Restrictions and Easements for Collins Ridge (this “Withdrawal”) is made as of the date executed below by **SFTEN, LLC**, a Delaware limited liability company, hereinafter referred to as the “Declarant”. Declarant states and declares as follows:

A. Declarant previously made that certain Declaration of Covenants, Conditions, Restrictions and Easements for Collins Ridge of record at Book 6687 Page 1978, Orange County Registry, as amended by: (i) that First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Collins Ridge of record at Book 6729 Page 1128, Orange County Registry, and (ii) that Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Collins Ridge of record at Book 6819 Page 1143, Orange County Registry (as amended, the “Declaration”).

B. Section 10.3. of the Declaration provides that Declarant reserves the right to amend this Declaration so long as it has a right to annex additional real property to the Community pursuant to this Article for the purpose of removing any portion of the Community then owned by Declarant or the Association from the coverage of this Declaration, to the extent originally included in error or as a result of any changes whatsoever in the plans for the Community, provided such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for the Community.

C. As of the date of this Withdrawal, Declarant has the right to annex additional real property to the Community.

D. Pursuant to Section 10.3 of the Declaration, Declarant desires to withdraw the Withdrawn Property from the Declaration pursuant to this Withdrawal.

NOW, THEREFORE, in consideration of the premises, Declarant hereby withdraws the Withdrawn Property identified in **Exhibit A** attached hereto and made a part hereof from the Declaration; provided, however, that the Withdrawn Property shall continue to be subject to any and all easements of record other than those easements imposed by the Declaration.

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

**SFTEN, LLC**,  
a Delaware limited liability company, Declarant

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that s/he is \_\_\_\_\_ of SFTEN, LLC, and that s/he, being duly authorized to do so, executed the foregoing for and on behalf of said limited liability company.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY SEAL

\_\_\_\_\_  
Signature of Notary Public  
My Commission Expires: \_\_\_\_\_

# EXHIBIT A

## Withdrawn Property

BEING all of that tract of land shown as "New Lot 4 35,416 S.F. 0.81 AC." as shown on that Collins Ridge Property Dedication Plat of record at Plat Book \_\_\_\_ Page \_\_\_\_, Orange County Register of Deeds.