

Filed for record
Date 8.26.2003
Time 4:45 o'clock P. M.
JUDY G. PRICE, Register of Deeds
Union County, Monroe North Carolina

STATE OF NORTH CAROLINA

COUNTY OF UNION

FIRST SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TAYLOR GLENN

THIS FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TAYLOR GLENN (the "Supplemental Declaration") is made, entered into and made effective this 26 day of August, 2003, by INSIGHT COMMUNITIES, LLC, a North Carolina limited liability company ("Declarant").

Declarant is the Declarant under that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Taylor Glenn recorded in Book 1965 at Page 486 of the Union County Public Registry (the "Declaration"). Article II, Section 2 of the Declaration provides that Declarant may cause the Additional Property to be made subject to the terms and scheme of the Declaration by filing a Supplemental Declaration in the Union County Register of Deeds. Declarant desires to cause that portion of the Additional Property (the "Phase 1B, Map 1 Property") described on the map (the "Phase 1B, Map 1 Property Map") of Taylor Glenn - Phase 1B, Map 1 recorded in Plat Cabinet G, Page 932 of the Union County Public Registry to be made subject to the terms and scheme of the Declaration.

NOW THEREFORE, Declarant, by this Supplemental Declaration, does hereby declare that all of the Phase 1B, Map 1 Property, including the Common Areas within the Phase 1B, Map 1 Property, as described herein, are and shall be held, transferred, sold, conveyed and occupied subject to the Declaration and the covenants, conditions, restrictions, easements, charges and liens set forth therein and in this Supplemental Declaration, all of which shall run with the title to the Phase 1B, Map 1 Property and be binding upon all parties owning any right, title or interest in and to the Phase 1B, Map 1 Property and every part thereof, their heirs,

2175007.01
LIB:

Drawn by: Kennedy Covington Lobdell & Hickman, LLP (BPE)
Mail to: Kennedy Covington Lobdell & Hickman, LLP
214 N. Tryon Street, 47th Floor, Charlotte, North Carolina 28202

successors and assigns, and shall inure to the benefit of each owner thereof, subject to the additional terms and conditions set forth herein.

Declarant does hereby supplement the definitions set forth in Article I of the Declaration as follows:

"Common Area" or "Common Areas" as defined in the Declaration shall include all of those tracts or parcels of land marked as "Common Area" or "C.A." on the Phase 1B, Map 1 Property Map.

"Lot" or "Lots" as defined in the Declaration shall include the separately numbered parcels (that is, Lots 183A through F, Lots 184A through F, Lots 185A through F, Lots 186A through F, Lots 187A through D, and Lots 188A through E) depicted on the Phase 1B, Map 1 Property Map.

"Map" as defined in the Declaration shall include the map of the Phase 1B, Map 1 Property recorded in Plat Cabinet, at Page 932 (the "Phase 1B, Map 1 Property Map"), Union County Public Registry.

"Property" as defined in the Declaration shall include all of the Phase 1B, Map 1 Property.

"Roadways" as defined in the Declaration shall include and refer to all roads and cul-de-sacs as shown on the Phase 1B, Map 1 Property Map.

All covenants, conditions, restrictions and easements established by, and contained in, the Declaration remain in full force and effect.

All capitalized terms not otherwise defined in this Supplemental Declaration shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed effective the day and year first above written.

INSIGHT COMMUNITIES, LLC

By: 

R. Dean Harrell, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Union

I, Holly A. John, a Notary Public of the aforesaid county, do hereby certify that R. DEAN HARRELL, a Member/Manager of INSIGHT COMMUNITIES, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the execution and sealing of the foregoing instrument as member/manager on behalf of INSIGHT COMMUNITIES, LLC and as the act of the company referred to in this acknowledgement.

Witness my hand and official stamp or seal, this 26 day of August, 2003.



Holly A. John
Notary Public

My Commission Expires: 6-15-08

HOLLY A. JOHN
NOTARY PUBLIC
UNION COUNTY, NC
My Commission Expires 06/15/08

NORTH CAROLINA-UNION COUNTY
The foregoing certification of
Holly A. John

to be correct.
JUDY G. PRICE, REGISTER OF DEEDS
BY: may brunt
ASST. REG.

FILED
UNION COUNTY
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED	Mar 20, 2006
AT	12:05 pm
BOOK	04100
START PAGE	0086
END PAGE	0088
INSTRUMENT #	11441
EXCISE TAX	(None)
SWC	

Prepared by: Goodwin & Hinson PA

STATE OF NORTH CAROLINA

COUNTY OF UNION

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF TAYLOR GLENN SUBDIVISION**

This declaration made on the date herein after set forth by TAYLOR GLENN SUBDIVISION, herein after referred to as "Declarant" and any and all persons, firms, or corporations now owning or herein after requiring any of the within described property.

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Union County, North Carolina, which is more particularly described by the plat thereof recorded in Plat Cabinet G, Files 491, recorded on May 12, 2001, Plat Cabinet G, Files 582-584, recorded on August 6, 2001, Plat Cabinet G, Files 830-831, recorded on February 13, 2002, Plat Cabinet G, Files 932-933, recorded on April 19, 2002; Cabinet H, Files 71-72, recorded on July 22, 2002, Plat Cabinet H, File 973, recorded on February 19, 2004; Plat Cabinet I, Files 421, recorded on December 8, 2004, Plat Cabinet I, Files 602 and 603, recorded on April 11, 2005, Plat Cabinet I, Files 211-213, recorded on August 3, 2004, Plat Cabinet I, File 864, recorded on August 16, 2004, Plat Cabinet I, Files 333-332, recorded on October 18, 2004, Plat Cabinet I, File 600, recorded on April 11, 2005, in the Union County Public Registry, recorded on October 18, 2004 to which references thereby made for a more complete description; and WHEREAS, the Declarant is the Declarant in that declaration recorded in Book 1562, page 675, covering a portion of the Subdivision of Taylor Glenn as described herein; and WHEREAS, the Declarant desires that the property described on the plat recorded in Plat Cabinet G, Files 491, 582-584, 830-831, 932-933; Cabinet H, Files 71-72, 973; Plat Cabinet I, Files 421, 602, 603, 211-213, 864, 333, 332 and 600, be added to said original declaration.

Now therefore, the Declarant hereby declares that all of the property described on said plat shall be handled, sold and conveyed subject to those easements, restrictions, covenants and conditions more particularly set out in the original declaration dated the 15 day of May, 2001, and recorded in Book 1562, page 675 and Amended in Book 1965, page 486 and Book 3193, Page 477, in the Union County Registry.

In witness whereof, the Declarant has caused these presents to be executed in its name by authority of its Members and Managers, this the 14 day of March, 2006.

INSIGHT COMMUNITIES, LLC

By:

Kilbourne A. Henry, Jr.
Kilbourne A. Henry, Jr., Controller

BONTERRA BUILDERS, LLC

Kilbourne A. Henry, Jr.
Kilbourne A. Henry, Jr., Controller

STATE OF NORTH CAROLINA
COUNTY OF UNION

NORTH CAROLINA, UNION COUNTY

I, Diana L. Hunsche the undersigned, a Notary Public of the County and state aforesaid, certify that Kilbourne A. Henry, Jr., Controller for Insight Communities, LLC, either personally known by me or proven satisfactorily, personally appeared before me this day and voluntarily acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14 day of March, 2006

My commission expires: 4-24-2007 Diana L. Hunsche Notary Public

My commission expires: 4/24/2007



Diana L. Hunsche
Notary Public

NORTH CAROLINA, UNION COUNTY

I, Dina L. Huncke the undersigned, a Notary Public of the County and State aforesaid, certify that Kilbourne A. Henry, Jr., Controller for Bonterra Builders, LLC, either personally known by me or proven satisfactorily, personally appeared before me this day and voluntarily acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14 day of March, 2006.

My Commission Expires: 4/24/2007

Dina L. Huncke
Notary Public



4056
0585

BK 4056 PG 585

FILED
UNION COUNTY
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED Feb 01, 2006
AT 10:46 am
BOOK 04056
START PAGE 0585
END PAGE 0587
INSTRUMENT # 04382
EXCISE TAX (None)
SWC

STATE OF NORTH CAROLINA

COUNTY OF UNION

SECOND AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TAYLOR GLENN

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TAYLOR GLENN (the "Amendment") is made, entered into and made effective this 30 day of January, 2006, by INSIGHT COMMUNITIES, LLC, a North Carolina limited liability company ("Declarant") and TAYLOR GLENN OF INDIAN TRAIL HOMEOWNER'S ASSOCIATION, INC., a North Carolina corporation ("Association").

Declarant is the Declarant under that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Taylor Glenn recorded in Book 1965 at Page 486 of the Union County Public Registry (the "Declaration"), which Declaration is incorporated herein by reference. Article XII, Section 2 of the Declaration provides that "During any period in which a two-class voting structure is in effect, Declarant may amend the Declaration without the approval of any Member or mortgagee holding a mortgage encumbering a Lot provided that (i) the amendment does not materially alter or change any Owner's right to the use and enjoyment of such Owner's lot or the Common Area as set forth in this Declaration and the amendment does not adversely affect the title to any Lot ... With respect to amendments by the Declarant which do not require the assent of the Owners, the Association also shall execute such amendments prior to the recordation thereof so that such amendments may be indexed in the Union County Registry in the name of the Association as well as in the name of the Declarant."

WHEREAS a two-class voting structure is now in effect regarding the voting rights of the Association, Declarant and Owners of Lots of Taylor Glenn; and

WHEREAS, the Roadways known as Downing Court, Magna Lane, Lachonia Lane and Symphony Lane, and other such roadways that are now or in the future identified as private street rights-of-way, including but not limited to those shown on the plat of Taylor

SWC

Glenn, Phase II, recorded at Plat Cabinet I, Files 211-212 and revised at Plat Cabinet I, Files 602-603, Union County Registry, to which plats reference is hereby made; and

WHEREAS, it is the desire of Declarant to provide for the use and maintenance of said private street rights-of-way for the benefit of future Owners of Lots located within Taylor Glenn, Phase II, until such time as the Association shall undertake and provide for the repair and maintenance of said private street rights-of-way; and

WHEREAS, it is the desire of the Association to provide for the use and maintenance of said private street rights-of-way for the benefit of current and future Owners of Lots located within Taylor Glenn, Phase II; and

WHEREAS, the amendment set forth below to meet the purposes herein described does not materially alter or change any Owner's right to the use and enjoyment of such Owner's lot or the Common Area as set forth in the Declaration and does not adversely affect the title to any Lot.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the undersigned agrees as follows:

1. That Declarant shall maintain, in all weather conditions, all private street rights-of-way on the above-referenced plat of Taylor Glenn, Phase II, from the date of this Amendment until such time as the Association shall undertake and provide for the maintenance of said private street rights-of-way, as set out herein.
2. That the Association shall maintain, in all weather conditions, said private street rights-of-way beginning on the earlier of the following dates: (1) the date that seventy-five percent (75%) of the Lots in Taylor Glenn have been deeded to Lot Owners, or (2) the date that Declarant provides written notice to the Association assigning those rights and obligations to the Association. Upon receipt of such written notice, the Association shall then forever undertake and provide for the maintenance of said private street rights-of-way.
2. This agreement is binding upon the undersigned and their heirs, assigns and successors in interest.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed and sealed, this the ____ day of January, 2006.

INSIGHT COMMUNITIES, LLC

By: 
R. Dean Harrell, Member/Manager

TAYLOR GLENN OF INDIAN TRAIL
HOMEOWNER'S ASSOCIATION, INC.

By: 
R. Dean Harrell, President

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, Michelle K. Sullivan, Notary Public for the County of Union, State of North Carolina, hereby certify that R. Dean Harrell, personally known to me, personally came before me this day and acknowledged that he is Member/Manager of INSIGHT COMMUNITIES, LLC, a North Carolina limited liability company, and that he/she, as Member/Manager, and being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal, this the 30 day of January, 2006.

(Official Seal)

Michelle K. Sullivan
Notary Public

My commission expires: 1/20/2008



STATE OF NORTH CAROLINA
COUNTY OF UNION

I, Michelle K. Sullivan, Notary Public for the County of Union, State of North Carolina, hereby certify that R. Dean Harrell, personally known to me, personally came before me this day and acknowledged that he is President of TAYLOR GLENN OF INDIAN TRAIL HOMEOWNER'S ASSOCIATION, INC., a North Carolina corporation, and that he/she, as President, and being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 30 day of January, 2006.

(Official Seal)

Michelle K. Sullivan
Notary Public

My commission expires: 1/20/2008



FILED
UNION COUNTY
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED Oct 03, 2006
AT 03:55 pm
BOOK 04323
START PAGE 0256
END PAGE 0257
INSTRUMENT # 45992
EXCISE TAX (None)
TRB

Prepared by: Goodwin & Hinson PA

STATE OF NORTH CAROLINA

COUNTY OF UNION

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF TAYLOR GLENN SUBDIVISION**

This declaration made on the date herein after set forth by TAYLOR GLENN SUBDIVISION, herein after referred to as "Declarant" and any and all persons, firms, or corporations now owning or herein after requiring any of the within described property.

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Union County, North Carolina, which is more particularly described by the plat thereof recorded in Plat Cabinet J, Files 482 and 483, recorded on Aug. 11, 2006, in the Union County Public Registry, to which references thereby made for a more complete description; and WHEREAS, the Declarant is the Declarant in that declaration recorded in Book 1562, page 675, covering a portion of the Subdivision of Taylor Glenn as described herein; and WHEREAS, the Declarant desires that the property described on the plat recorded in Plat Cabinet J, Files 482 & 483 be added to said original declaration.

Now therefore, the Declarant hereby declares that all of the property described on said plat shall be handled, sold and conveyed subject to those easements, restrictions, covenants and conditions more particularly set out in the original declaration dated the 15 day of May, 2001, and recorded in Book 1562, page 675 and Amended in Book 1965, page 486 and Book 3193, Page 477, in the Union County Registry.

In witness whereof, the Declarant has caused these presents to be executed in its name by authority of its Members and Managers, this the 29 day of September, 2006.

INSIGHT COMMUNITIES, LLC

By: Kilbourne A. Henry, Jr.
Kilbourne A. Henry, Jr., Controller

BONTERRA BUILDERS, LLC

Kilbourne A. Henry, Jr.
Kilbourne A. Henry, Jr., Controller

STATE OF NORTH CAROLINA
COUNTY OF UNION

NORTH CAROLINA, UNION COUNTY

I, Michelle K. Sullivan the undersigned, a Notary Public of the County and state aforesaid, certify that Kilbourne A. Henry, Jr., Controller for Insight Communities, LLC, either personally known by me or proven satisfactorily, personally appeared before me this day and voluntarily acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29 day of September, 2006

My commission expires: 1/20/2008

Michelle K. Sullivan Notary Public



NORTH CAROLINA, UNION COUNTY

I, Michelle K. Sullivan the undersigned, a Notary Public of the County and state aforesaid, certify that Kilbourne A. Henry, Jr., Controller for Bonterra Builders, LLC, either personally known by me or proven satisfactorily, personally appeared before me this day and voluntarily acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29 day of September, 2006

My commission expires: 1/20/2008

Michelle K. Sullivan Notary Public



FILED
UNION COUNTY
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED	Jan 10, 2007
AT	11:01 am
BOOK	04426
START PAGE	0075
END PAGE	0076
INSTRUMENT #	01386
EXCISE TAX	(None)

TRB

Prepared by: Goodwin & Hinson PA

STATE OF NORTH CAROLINA

COUNTY OF UNION

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF TAYLOR GLENN SUBDIVISION**

This declaration made on the date herein after set forth by INSIGHT COMMUNITIES, LLC and BONTERRA BUILDERS, LLC, herein after referred to as "Owner" and any and all persons, firms, or corporations now owning or herein after requiring any of the within described property.

WITNESSETH:

WHEREAS, Owner is the owner of certain property in Union County, North Carolina, which is more particularly described by the plat thereof recorded in Plat Cabinet J, Files 482 and 483, recorded on August 11, 2006, in the Union County Public Registry, to which references thereby made for a more complete description; and WHEREAS, the Declarant is the Declarant in that declaration recorded in Book 1562, page 675, covering a portion of the Subdivision of Taylor Glenn as described herein; and WHEREAS, the Declarant desires that the property described on the plat recorded in Plat Cabinet J, Files 482 & 483 be added to said original declaration.

Now therefore, the Declarant hereby declares that all of the property described on said plat shall be handled, sold and conveyed subject to those easements, restrictions, covenants and conditions more particularly set out in the original declaration dated the 15 day of May, 2001, and recorded in Book 1562, page 675 and Amended in Book 1965, page 486 and Book 3193, Page 477, in the Union County Registry.

In witness whereof, the Declarant has caused these presents to be executed in its name by authority of its Members and Managers, this the ___ day of September, 2006.

INSIGHT COMMUNITIES, LLC

By: Kilbourne A. Henry, Jr.
Kilbourne A. Henry, Jr., Controller

BONTERRA BUILDERS, LLC

Kilbourne A. Henry, Jr.
Kilbourne A. Henry, Jr., Controller

STATE OF NORTH CAROLINA
COUNTY OF UNION

NORTH CAROLINA, UNION COUNTY

I, Michelle K. Sullivan the undersigned, a Notary Public of the County and state aforesaid, certify that Kilbourne A. Henry, Jr., Controller for Insight Communities, LLC, either personally known by me or proven satisfactorily, personally appeared before me this day and voluntarily acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4 day of September, 2006 2007
Jan.

My commission expires: 1/20/2008 Michelle K. Sullivan Notary Public



NORTH CAROLINA, UNION COUNTY

I, Michelle K. Sullivan the undersigned, a Notary Public of the County and state aforesaid, certify that Kilbourne A. Henry, Jr., Controller for Bonterra Builders, LLC, either personally known by me or proven satisfactorily, personally appeared before me this day and voluntarily acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4 day of September, 2006 2007
Jan.

My commission expires: 1/20/2008 Michelle K. Sullivan Notary Public

