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- A. Condominium Plat and Plans
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- C. Articles of Incorporation of Bolinwood Owners Association, a Nonprofit Corporation
- D. Bylaws of Bolinwood Owners Association, a Nonprofit Corporation
- E. Description of Property

FOR MULTIPLE PIN SHEET
SEE BOOK 498 PAGE 301-311

RECORDED
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CLERK

Prepared by/
Return to:
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DECLARATION

THIS DECLARATION is made and executed by Grubb Properties, Inc., a North Carolina corporation with its principal office in Lexington, North Carolina ("declarant"), pursuant to the Provisions of the Unit Ownership Act, North Carolina General Statutes, Chapter 47A, hereinafter referred to as the "Act".

1. Recitals

1.1 Declarant and the persons joining in this declaration are the owners of the real property and improvements ("property") located in Chapel Hill, North Carolina, hereinafter more particularly described.

1.2 Declarant, by recording this declaration, submits the property to the provisions of the Act.

1.3 The covenants, conditions and restrictions contained in this declaration and in the Exhibits hereto shall be enforceable equitable servitudes and shall run with the land.

1.4 Declarant has filed simultaneously herewith a plat of survey depicting the location and dimensions of the submitted land, and plans of every structure which contains all or part of any unit or units.

1.5 The property shall be known as Bolinwood Condominium. The address of the property is Buildings A, B, C, D, E and F, 500 Umstead Drive, Chapel Hill, North Carolina, 27514. The unit numbers are listed on Exhibit B attached hereto.

2. Definitions

The terms used herein shall have the same meaning set forth in the Act and as follows, unless the context otherwise requires:

a. "association of unit owners" All of the unit owners acting as a group in accordance with the bylaws and declaration to govern the affairs of the Bolinwood Condominium through the Bolinwood Owners Association, a nonprofit corporation.

b. "building" A structure containing one or more units that has been constructed on the land.

c. "common areas and facilities" The land within the condominium project; the foundation, columns, girders, beams, supports, main walls, roofs, and entrances and exits of the buildings; the walkways, stairways, yards, gardens, and parking areas; all limited common areas and facilities as hereinafter described; installation such as power, light, gas, hot and cold water, existing for common use; basements, recreational and other community facilities; and all other parts of the property necessary or convenient to its existence, maintenance, and safety, or normally in common use, and all areas and facilities designated as common areas and facilities in the act.

d. "common expenses" All expenditures lawfully made