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Pitt County, NC  
Lisa P. Nichols REG OF DEEDS

BK **3785** PG **44-55**

*File*

Prepared By: Gregory K. James, PA, 315 South Evans Street, Greenville, NC 27858  
~~Mail to:~~ Vicus Development, LLC

NORTH CAROLINA

PITT COUNTY

**DECLARATION OF CONDITIONS, RESTRICTIONS AND COVENANTS  
RUNNING WITH THE LAND FOR MEADOW WOODS, SUBDIVISION, SECTION 2,  
PHASE 2  
AND MEADOW WOODS HOMEOWNER'S ASSOCIATION OF GREENVILLE, INC.**

KNOW ALL MEN BY THESE PRESENTS, VICUS DEVELOPMENT, LLC, hereafter referred to as "Declarant", as owner of the hereinafter described real property, does hereby covenant and agree to and with all other persons, firms or corporations now owning or hereafter acquiring as owners any lot or parcel of land in the area and subdivision designated as Meadow Woods Subdivision, Section 2, Phase 2, which is located in Winterville Township, Pitt County, North Carolina, and specifically shown on map of record in Map Book 83, Pages 190 and 191 of the Pitt County Registry, said lots or parcels are hereby subjected to the following covenants and restrictions as to the use thereof, running with the land, by whomsoever owned, to wit:

**WITNESSETH:**

WHEREAS, Declarant is the owner of certain property in City of Greenville, Winterville Township, Pitt County, North Carolina, which is more particularly described as follows:

Lying and being in the City of Greenville, Winterville Township, Pitt County, North Carolina and being all of Meadow Woods Subdivision, Section 2, Phase 2 as shown on map recorded in Map Book 83, Pages 190 and 191 of the Pitt County Registry; being Lots 112 through 136 and Lots 145 through 165.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of same, and which shall run with, the real property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

## **ARTICLE I TERMINOLOGY**

**Section 1:** "Association" shall mean and refer to Meadow Woods Homeowner's Association of Greenville, Inc., its successors and assigns. All of the property listed within the provisions of this document shall be subject to the provisions for the Homeowner's Association as set forth and described in the Declaration of Conditions, Restrictions and Covenants set forth in Book 2686, Page 748 of the Pitt County Registry, but shall not be subject to the "Use Restrictions" set forth therein.

**Section 2:** "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

**Section 3:** "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association. The property described with in the provisions of this document are incorporated into the Homeowner's Association set forth in Book 2686, Page 748 referenced above.

**Section 4:** "Common Area" shall mean all real property (including the improvements thereto) owned by the Association to be reserved to the Association at the time of the conveyance of the first lot and as shown on the recorded plat.

**Section 5:** "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area, if any and shall be known when platted as lots 112 through 136, and Lots 145 through 165.

**Section 6:** "Declarant" shall mean and refer to Vicus Development, LLC., its successors and assigns.

**Section 7:** "Member" shall mean and refer to every person or entity who holds membership, as a lot Owner, in the Association.

## ARTICLE II COMMON AREA

**Section 1: Owner's Easement of Enjoyment.** Every owner shall have a right and easement of enjoyment in and to the Common Areas, if any, which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3rds of each class of members has been recorded.

**Section 2: Declaration of Use.** Any owner may delegate his right of enjoyment to the Common Area and facilities, if any, to the members of his family, his tenants, or contract purchasers who reside on the property.

**Section 3: Transfer of Common Areas:** The Declarant herein will convey to the Homeowners' Association listed herein, \*the common areas as shown on the above-referenced plat, if any\*, prior to the sale of the first lot out of DECLARANT to a third party. Declarant may also subsequently convey any other areas which may be hereinafter, be designated as "Common Areas" to the Homeowners' Association.

**ARTICLE III  
MEMBERSHIP AND VOTING RIGHTS**

***Section 1:*** Every owner of a lot which is subject to assessment, as set forth in Article IV below, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment. Every member shall be subject to the By-Laws of the Association, whether currently of record or to be recorded in the Pitt County Register of Deeds Office. Every member shall subject to the By-Laws for the Association, whether currently of record or to be hereinafter recorded.

**ARTICLE IV  
COVENANT FOR MAINTENANCE ASSESSMENTS**

***Section 1:*** Creation of the Lien and Personal Obligation of Assessments. The Declarant for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessment or charges to cover the expenses of the maintenance and repair or improvement of the common areas and facilities, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time of the assessment. Such assessment shall not pass to his successors in title unless expressly assumed by them. Assessments are to be paid to the Association as set forth in **ARTICLE 1, TERMINOLOGY, Section 1**, as set forth previously herein. In addition to the assessments set forth above, the owners of Lots 112 through 136 and Lots 145

through 165 of Meadow Woods Subdivision, Section 2, Phase 2, shall also be responsible for utility bills, if any, associated with the street lights which benefit this section of the subdivision. Lot owners shall pay their pro-rated portion of said bill on an annual basis, within 30 days of receiving said bill from the Homeowner's Association.

**Section 2. Purpose of Assessments.** The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents of the Properties and in particular for the acquisition, improvement and maintenance of properties, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Area, including but not limited to, landscaping maintenance, the cost of repairs and maintenance, electricity, replacements and additions, the cost of labor, equipment, materials management and supervision, the payment of taxes assessed against the Common Area, the employment of attorneys to represent the Association when necessary, and such other needs as may arise.

**Section 3. Basis and Maximum of Annual Assessments.** No assessments shall be made on any lot until the platted lot shall have been conveyed by deed. The maximum annual assessment shall be determined by the Declarant herein and/or by the Board of Directors for the Association.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased effective January 1 of each year without a vote of the membership in conformance with the rise, if any, of the Consumer Price Index (published by the Department of Labor, Washington D.C.) from the preceding month of July.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment for the next succeeding two (2) years may be increased above that established by the Consumer Price Index formula by a vote of the members, and for each succeeding period of two (2) years thereafter, provided that any such change shall have the assent of two-thirds (2/3rds) of the votes of each class of members who are voting in person or by proxy, at a

meeting duly called for this purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting, setting forth the purpose of the meeting. The limitations hereof shall not apply to any change in the maximum and basis authorized to participate under its Articles of Incorporation.

(c) The Board of Directors may fix an annual assessment at an amount not in excess of the maximum.

**Section 4: Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3rds) of the votes of each class of members who are voting in person or by proxy at the meeting duly called for this purpose.

**Section 5: Notice and Quorum for Any Action Authorized Under Sections 3 and 4.** Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than thirty (30) days nor more than (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty (60%) per cent of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirements, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

**Section 6: Uniform Rate of Assessment.** Except as provided for Class B members, both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

**Section 7: Date of Commencement of Annual Assessments and Due Dates.**

The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the lot to any owner unless decided otherwise by the Declarant or the Board of Directors for the Homeowners' Association. However, it is not the intent of the owners to assess any Lot during the construction phase. That is to say the initial lot owner who receives a deed from the Declarant shall not pay assessments until the initial owner receives a certificate of occupancy from the local governing authority. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessments against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

***Section 8. Effect of Nonpayment of Assessment and Remedies of the Association.*** Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eighteen per cent per annum and shall constitute a lien on the lot. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape or deny liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

***Section 9: Subordination of the Lien to Mortgages.*** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessment thereafter becoming due or from the lien thereof.

**Section 10: Exempt Property.** All property dedicated to and accepted by, a local authority and all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of North Carolina, shall be exempt from the assessments created herein. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

## ARTICLE V COMMITTEES

The Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

## ARTICLE VI USE RESTRICTIONS

1. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of fifteen (15) years from the date of execution of this document, at which time said covenants shall be automatically extended for successive periods of fifteen (15) years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part. (A majority is considered to be fifty-one percent (51%) or more of the then owners of the lot. In order to change said covenants in whole or part prior to the above-referenced 15 year period, approval of seventy-five percent (75%) or more of the owners of the lots at the time of said change shall be required.)
2. If the undersigned or its successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation, except the party of the first part is specifically excluded from any liability for damages.
3. Invalidation of any one of these covenants by judgment or court order shall in no way affect any other of the provisions, which shall remain in full force and effect.
4. No dwelling having less than 1000 square feet of heated living area shall be permitted on any lot.
5. A property owner must obtain approval from Declarant, its heirs, successors and/or assigns, on house plans prior to construction.



6. No structure shall be erected, placed or permitted to remain on any residential lot other than the one detached single-family dwelling not to exceed two and one-half stories in height and other outbuildings incident to the residential use of the lot.
7. No house shall be located on any residential building lot nearer than the minimum building lines as shown on the recorded plat, unless permission is granted by Declarant.
8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
9. No structure of a temporary nature, including, but not limited to a trailer, mobile home, basement, tent, shack, garage, barn, or other outbuilding erected on the lot shall at any time be used as a residence, and no trailer or mobile home, tent, shack, barn or other outbuilding shall be permitted to exist on any lot; that this prohibition shall not exclude the use of a detached garage or other small outbuilding for storage or playroom use, properly constructed and located on a lot approved by Vicus Development, LLC prior to the erection; that travel trailers and motor homes shall not be excluded under this provision, provided that they are of the size and quality not to be offensive to the residential character of the neighborhood. PRIOR WRITTEN PERMISSION MUST BE OBTAINED IN WRITING FROM VICUS DEVELOPMENT, LLC OR ITS SUCCESSOR(S) PRIOR TO PLACING ANY TRAVEL TRAILER OR MOTOR HOMES IN THE SUBDIVISION.
10. Nothing herein contained shall be construed as imposing any covenants or restrictions on any property of the owners of this tract of land other than those properties to which these Restrictive Covenants specifically apply.
11. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat as above referred to. The easement area of each tract and all improvements in it shall be maintained continuously by the owner of the tract except for those improvements for which a public authority or utility company is responsible. Furthermore, an easement of five feet in width for the installation and maintenance of underground utilities and drainage is reserved along every front and side lot line and an easement of ten feet in width for the installation and maintenance of underground utilities and drainage is reserved along every rear lot line.
12. Following the installation of residential street lighting by means of mercury vapor or sodium vapor lighting units within the subdivision, any party or persons who may then own or who may hereinafter own, any interest in any lot within the subdivision, shall be obliged to pay to Greenville Utilities Commission of the City of Greenville, North Carolina, the monthly rate per lot (plus applicable sales tax) as set forth in Electric Rate Schedule No. 4-A, entitled Rural Street Lighting Services, of the Utility Regulations of Greenville Utilities Commission. The obligation to pay such a monthly rate, as it may change from time to time, shall

continue until such time as the subdivision is annexed into the corporate limits of a city, town, or village, and responsibility for the costs of street lighting is assumed by, or transferred to, a governmental unit. Any and all mercury vapor or sodium vapor lighting units installed within the subdivision shall be and remain the property of the Greenville Utilities Company. Installation of street lighting units and buildings and structures belonging to the owners of the lots within the subdivision or to others will not be permitted.

13. No trade, business, profession or other type of commercial activity shall be carried out on any lot, except that an Owner may conduct business activities within the lot so long as (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the lot; (b) the business activity conforms to all zoning requirements for the Properties; (c) the business activity does not involve visitation of the lot by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the properties; and (d) the business activity is consistent with the residential character of the Properties and do not constitute a nuisance, or a hazardous or Offensive use,, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of Vicus Properties, LLC, its successors or assigns.
14. A property owner must obtain approval from Declarant, it heirs, successors and/or assigns, for the location of a satellite dish or comparable communication device and solar panels on any lot. Each such device shall be adequately landscaped, screened and located in a rear yard.
15. A property owner must obtain approval from Declarant, its heirs, successors and/or assigns, for the installation of fencing. No fences shall be placed in the front yard area of any lot. Fences should commence from the back corner of the residential structure. Corner lots shall be confined to small areas as approved by Declarant. No chain link fences allowed.
16. Each property owner(s) will be responsible for \$50.00 annual assessment or charges to cover the expenses of the maintenance, repair or improvement of the common areas which consist of landscaping of any berms, entry areas located in the original Meadow Brook Subdivision as set forth in Book 2686, Page 758 in the Pitt County Registry, and the retention pond, which is a drainage are for the Properties described herein.
17. During the construction of any building on a lot in Meadow Woods Subdivision, Section 2, Phase 2, the owners will ensure that all debris is cleaned regularly. Declarant reserves the right to assess a \$100.00 cleaning charge to any lot owner of failure to comply with this provision. Declarant shall have the right to file a lien for all sums assessed hereunder in the office of the Clerk of Court of Pitt County and to enforce said lien pursuant to the provisions of N.C.G.S. 44A.
18. No animals, livestock, poultry or reptiles of any kind shall be raised, bred, or kept on any portion of the property except that domesticated dogs or cats and small,

non-offensive household pets, may be kept by an owner, provided they are not kept or used for breeding or maintained for any commercial purpose, and it is further provided that it is the intent of the covenant to allow owners of lots on the property to keep pets within reason, but there will not be allowed on the property and unreasonable number of such animals. Regarding ownership of dogs and cats, no more than two (2) will be permitted outside (Example: only 2 dogs or 2 cats or 1 dog and 1 cat). Any dog or other animal deemed to be a dangerous animal by Greenville/Pitt County animal control officers may not be kept in the subdivision. Owners are responsible for the conduct and waste of their pets.

19. No more than one dwelling may be built on any lot; however, nothing shall prevent the building of one dwelling on more than one lot.
20. No mobile home, pre-fab, modular home, package home, or other pre-built home shall be placed on any lot. Any residence built on any lot shall be "stick built" except that prefabricated roof trusses and pre-fabricated fireplaces and chimneys may be utilized in a residence built on any lot.
21. All houses constructed on said lots are intended for occupancy by resident owners only and shall not be constructed primarily for the purpose of rental. Rentals, if any, shall be allowed only with the prior approval and permission of Declarant. The lots and any building or structure now or hereafter erected on a Lot shall be occupied and used for single family residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any Lot, other than one single detached dwelling, not exceeding more than two stories and an attic (finished or unfinished), an enclosed garage for not more than 3 cars (which shall be optional and not required) and appropriate outbuildings incidental to the residential use of the premises.
22. No sign of any kind shall be displayed to the public view on this property except one sign of not more than eight (8) square feet advertising the property for sale, or signs used by a builder, developer, realtor or owner to advertise the property during construction and then for sale. No signs for "Rental" are allowed.
23. No stripped, partially wrecked, or junk motor vehicles shall be permitted to be parked or kept on any lot. All motor vehicles of any type kept on any lot shall have current registration and inspection certificates. No trailer, mobile home, motor home, no one (1) ton trucks, heavy duty trucks, tractors or large trailers, or camper-like recreation vehicles may be stored or parked upon the premises of any lot. Boats, boat trailers and/ or utility trailers shall be permitted to remain upon any Lot as long as it is located on impervious areas, the driveway, not in the front yard or street.
24. No Liquid Propane Gas tank shall be allowed on any lot within the Subdivision.
25. No skateboard ramps or other recreational structures can be built without the written approval of Declarant, it heirs, successors and/or assigns. Any outdoor pools (in ground or out of ground) shall be in the backyard and have a privacy

fence approved by the Declarant with the proper safety latches and height required, around the pool.

- 26. No basketball goals in the front yard or on the road will be allowed.
- 27. All utilities must be placed underground.
- 28. The Declarant, its heirs successors and/or assigns reserves the right to make modifications with the restrictive covenants in its sole discretion until the last lot is sold by Vicus Development, LLC.

IN WITNESS WHEREOF, the declarant and any other necessary party have hereunto set their hands and seals this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

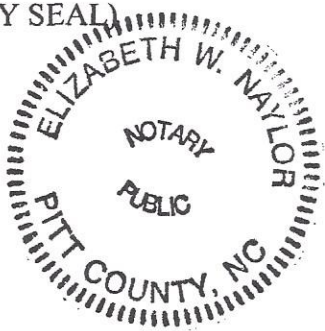
VICUS DEVELOPMENT, LLC  
 BY: *David A Evans Jr* (SEAL)  
David A Evans Jr, Member/Manager

STATE OF NORTH CAROLINA PITT COUNTY  
 I, Elizabeth W Naylor, a Notary Public for said County and State, certify that David A. Evans Jr. personally came before me this day and acknowledged that he is the Member/Manager of Vicus Development, LLC, a North Carolina limited liability company, and that by authority duly given.

Witness my hand and Official Seal or Stamp, this 15<sup>th</sup> day of April, 2019.

*Elizabeth W Naylor*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 24, 2021  
 (NOTARY SEAL)





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Fee Amt: \$26.00 Page 1 of 3  
Pitt County, NC  
Lisa P. Nichols REG OF DEEDS

BK **3785** PG **56-58**

This instrument prepared by and return to:

*File;*  
Gregory K. James, PA  
315 Evans Street  
Greenville, NC 27858

STATE OF NORTH CAROLINA

COUNTY OF PITT

**ASSIGNMENT OF RIGHTS AS DECLARANT**

**THIS ASSIGNMENT** is made as of 30 day of April, 2019 by and between Edmonson Construction Company of Greenville, LLC successor in interest by merger to Edmonson Construction Company of Greenville, Inc., 700-B Cromwell Greenville NC 27858 (hereinafter referred to as "Declarant") and Vicus Development, LLC, 701 W. 14th St Greenville NC 27834 (hereinafter referred to as "Assignee").

**WITNESSETH**

**WHEREAS**, Declarant, heretofore, created certain Declaration of Covenants, Conditions, Restrictions and Easements for Meadow Woods Section One, Phase One, as recorded in Book 2686, Page 748, and/or as amended and supplemented from time to time as noted in the Pitt County Registry ("Covenants"); and

**WHEREAS**, in said Covenants, Declarant, reserved unto itself various rights, including, but not limited to, reservation of easements, rights to appoint members of an Architectural Review Committee, rights to designate streets and grant easements for utilities, rights related to the election and appointment of Board of Directors to a homeowner's association, and other rights as more specifically set forth in the Covenants; and

**WHEREAS**, Declarant has previously conveyed adjoining property to Assignee, which is now designated as Meadow Woods, Subdivision, Section 2, Phase 2, as shown on plat of record in Map Book 83, Pages 190 and 191 of the Pitt County Registry, being Lots 112 through 136 and Lots 145 through 165, and which will be subject to Meadow Woods Homeowners Association of Greenville, Inc. as set forth in that Declaration of Conditions, Restrictions and Covenants for said Subdivision, as recorded in Book 2686 Page 748 of the Pitt County Registry, reference also being made to Book 2686, Page 737 of the Pitt County Registry; and

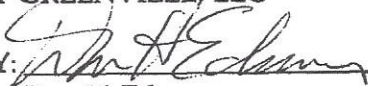
WHEREAS, Assignee has requested that Declarant transfer all of its rights as set forth in Book 2686, Page 748 referenced above, and Declarant has agreed so to do;

NOW, THEREFORE, for and in consideration for the acts and things therein agreed to be done, and other good and valuable consideration, the receipt of which is hereby acknowledged, Declarant does hereby assign and convey to Assignee all of its rights and obligations as Declarant in, to and under the Declaration of Covenants as set forth above in Book 2686, Page 748 of the Pitt County Registry, as amended and supplemented from time to time as noted and recorded in the Pitt County Registry, including, but not limited to, Declarant's rights for a reservation of easements, rights to appoint to appoint members of an Architectural Review Committee, rights to designate and dedicate streets and grant easements for utilities, rights related to the election an appointment of Board of Directors to a homeowners' association, and other rights as more specifically set forth in the Covenants.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and seal, as of the day and year first above-written.


DECLARANT:

EDMONSON CONSTRUCTION COMPANY  
OF GREENVILLE, LLC

BY:  (SEAL)  
Don H. Edmonson

ASSIGNEE:

VICUS DEVELOPMENT, LLC

BY:  (SEAL)  
David A. Evans, Jr.

STATE OF NORTH CAROLINA  
COUNTY OF PITT

I, Gregory Keith James, a Notary Public for said County and State, certify that Don H. Edmonson personally appeared before me this day, and acknowledged to me that he is the Member/Manager of Edmonson Construction Company Of Greenville, LLC, a North Carolina limited liability company, and with due authority, he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

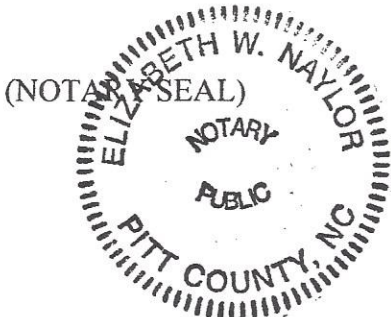


[Signature]  
Notary Public  
My Commission Expires: 11-04-20

STATE OF NORTH CAROLINA  
COUNTY OF PITT

I, Elizabeth W Naylor, a Notary Public for said County and State, certify that David A Evans Jr personally appeared before me this day, and acknowledged to me that he is the Member/Manager of Vicus Development, LLC, a North Carolina limited liability company, and with due authority, he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Date: 5/2/19



[Signature]  
Notary Public  
My Commission Expires: 10/24/21