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STATE OF NORTH CAROLINA

COUNTY OF UNION

**SUPPLEMENTAL DECLARATION OF COVENANTS CONDITIONS AND
RESTRICTIONS FOR BONTERRA
AND
PARTIAL ASSIGNMENT OF DECLARANT RIGHTS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BONTERRA AND PARTIAL ASSIGNMENT OF DECLARANT RIGHTS (the "Supplemental Declaration") made on the 3rd day of June, 2019, by BONTERRA VILLAGE, LLC a North Carolina limited liability company (the "Declarant"), in favor of TRUE SFR I, LLC a North Carolina limited liability company ("TRUE").

WHEREAS, Declarant prepared and recorded that certain Declaration of Covenants, Conditions and Restrictions for Bonterra on March 26, 2003 in Book 3006, Page 245 and the Supplement and Amendment on January 23, 2009 in Book 5037, Page 122, (the "Townhome Supplement") in the Union County Registry (collectively as now or hereafter amended and supplemented, the "Declaration");

WHEREAS, pursuant to Sections 9.1 and 9.3 of the Declaration, Declarant may subject any portion of the property described on Exhibit "B" to the Declaration to the terms of the Declaration and amend the Declaration with respect to property with the owner's consent;

WHEREAS, the property listed in Exhibit "A" (the "Property") is part of the property originally subjected to the Declaration;

WHEREAS, the Townhome Supplement defined and added additional covenants and restrictions for townhomes within Bonterra;

WHEREAS, Declarant relinquished much of its special rights under the Declaration in Book 6413, Page 97 (the "Termination"), but retained the right to amend the Declaration for the purpose of completing the construction and development of certain properties listed therein. The Property is among said certain properties listed in the Termination;

MAIL TO: HINSON FAULK, P.A. 309 POST OFFICE DRIVE
INDIAN TRAIL, NC 28079 File No. 2019060568

[1] submitted electronically by "Hinson Faulk, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Union County Register of Deeds.

WHEREAS, pursuant to Section 10.6 of the Declaration, Declarant desires to transfer and assign to TRUE all of its special rights and obligations set forth in the Declaration or the Bylaws as they pertain to the Property;

WHEREAS, TRUE desires to assume the rights to exercise any or all of Declarant's special rights and obligations arising from and after the date of this Supplement as set forth herein as they pertain to the Property;

WHEREAS, Declarant, desires to subject the Property to the covenants, conditions and restrictions set forth in the Declaration.

NOW THEREFORE, inconsideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the Declarant and TRUE agrees as follows and the Declarant hereby supplements the Declaration as follows:

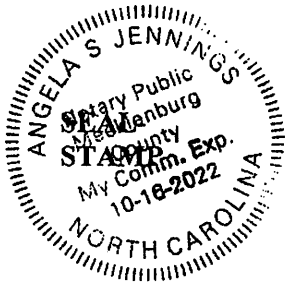
1. Pursuant to Section 9.1 of the Declaration, Declarant hereby declares that the Property shall hereafter be held, used, operated, assigned and transferred subject to the covenants, conditions and restrictions and all other terms and provisions set forth in the Declaration, as it may be amended from time to time, and whenever referred to in the Declaration, "Property" shall include the Property as described in this Supplemental Declaration.
2. Pursuant to Section 9.3 of the Declaration, the lots within the Property shall be added to the definition of "Town Home Units" as defined in the Townhome Supplement and subjected to the added encumbrances that includes.
3. Declarant hereby transfers, assigns, and conveys to TRUE all of its rights, privileges, and powers as Declarant, with respect to the Property, under the Declaration, as amended and supplemented. This assignment shall be effective as of the recording of this Supplement.
4. Except as modified herein, the Declaration shall remain in full force and effect.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Declarant has duly executed the foregoing as of the day and year first above written.

BONTERRA VILLAGE, LLC,
a North Carolina limited liability company

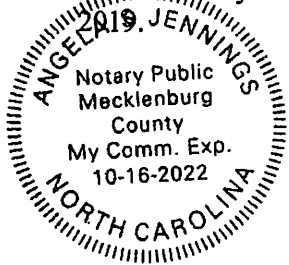
By: R. Dean Harrell



STATE OF NORTH CAROLINA
UNION COUNTY

I, the undersigned, a Notary Public, certify that R. Dean Harrell personally came before me this day acknowledging to me that he is a member of **BONTERRA VILLAGE, LLC, a North Carolina limited liability company**, and that he, as member being authorized to do so, acknowledging to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated on behalf of the corporation.

WITNESS my hand and official seal this 4 day of June 2019,



Angela S. Jennings Notary
Public
Angela S. Jennings

(Typed or printed name of Notary)

My commission expires: 10.16.2022

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IN WITNESS WHEREOF, the TRUE has duly executed the foregoing as of the day and year first above written.

TRUE SFR I, LLC,
a North Carolina limited liability company

By: [Signature]

SEAL-
STAMP

STATE OF NORTH CAROLINA
UNION COUNTY

I, the undersigned, a Notary Public, certify that David Glenn Cuthbertson personally came before me this day acknowledging to me that he is a/the President/Manager of **TRUE SFR I, LLC, a North Carolina limited liability company**, and that he/she, as President/Manager being authorized to do so, acknowledging to me that he/she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated on behalf of the corporation.

WITNESS my hand and official seal this 3RD day of July, 2019.

Jenn [Signature] Notary
Public
Jennifer Rosenfeld
(Typed or printed name of Notary)

My commission expires: December 20, 2022

Jennifer Rosenfeld
NOTARY PUBLIC
Guilford County, NC
My Commission Expires December 20, 2022

EXHIBIT "A"

Tract One

BEING all of Lots 407, 408, 409, 410, 411-A, 411-B, 411-C, 412-A, 412-B, 412-C, 413, 414, 415, 416 of BONTERRA Phase One, Map 12, as shown on plat recorded in Plat Cabinet O, File 630, Union County Registry, reference to which is made for a more particular description.

Tract Two

BEING all that certain tract of real property containing 0.519 acres more or less and designated "Common Area-1" as shown on plat recorded in Plat Cabinet O, File 630, Union County Registry, reference to which is made for a more particular description

Tract Three

BEING all that certain tract of real property containing 0.270 acres more or less and designated "Common Area-2" as shown on plat recorded in Plat Cabinet O, File 630, Union County Registry, reference to which is made for a more particular description.