

Drawn by and return to:
MOORE & ALPHIN, PLLC, 3716 National Drive, Suite 100, Raleigh, NC 27612

STATE OF NORTH CAROLINA
COUNTY OF WAKE

**ASSIGNMENT OF
DECLARANT'S RIGHTS**

This Assignment Of Declarant's Rights is made and entered into by and between The Weisgerber Group, Inc., a North Carolina corporation ("Weisgerber"), St. Lawrence Homes, Inc., a North Carolina corporation ("St. Lawrence"), and Paddington Homeowners Association, Inc., a North Carolina nonprofit corporation, whose address is c/o 2115 Queensway Ct. (hereinafter the "Association");
Creed Moore, NC 27522

WITNESSETH:

WHEREAS, Weisgerber was the developer of the planned community located in Granville County, North Carolina, known as "Paddington", and St. Lawrence purchased Lots in Paddington from Weisgerber;

WHEREAS, in connection with the development of Paddington, Weisgerber and St. Lawrence have heretofore recorded that certain Declaration Of Covenants, Conditions And Restrictions, Easements, Charges and Liens for Paddington Homeowners Association, Inc., in Book 1057, Page 65, Granville County Registry (hereinafter referred to as the "Declaration"), and those Restrictive Covenants for Paddington Subdivision recorded in Book 1057, Page 86, and later recorded covenants (hereinafter the "Restrictive Covenants"), naming Weisgerber as Declarant and St. Lawrence as Assignee

WHEREAS, Weisgerber and St. Lawrence now desire to assign to the Association all of their rights and obligations as Declarant under the Declaration and the Restrictive Covenants, and the Association desires to accept such assignment;

NOW, THEREFORE, in consideration of the premises, Weisgerber and St. Lawrence, collectively the Assignor, do hereby assign and set over to the Association, as Assignee, all of Assignor's rights and obligations as Declarant under the Declaration and the Restrictive Covenants, and, by signing below, Assignee accepts such assignment and the obligations thereof. St. Lawrence shall remain a "Class B Member", as defined in Article III, Section 2. (b) of the Declaration. Additionally, the St. Lawrence Lots shall not be subject to any Architectural Control by the Association, as is consistent with Article VIII of the Declaration. The Association hereby indemnifies and agrees to hold harmless Declarant against any and all loss, cost, damage and expense, including, but not limited to, reasonable attorney's fees, actually incurred in connection with or arising out of the Association's assumption of the rights, powers, duties, reservations and obligations as Declarant under the Declaration and Covenants.

IN WITNESS WHEREOF, Weisgerber, St. Lawrence and the Association have each caused this Assignment Of Declarant's Rights to be signed in its corporate name by its duly authorized officer, as of the date set forth in the notary acknowledgment below.

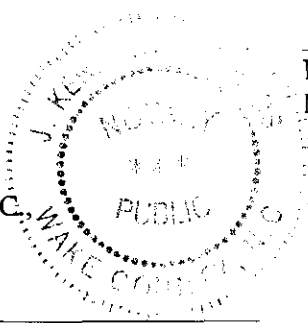
The Weisgerber Group, Inc.
a North Carolina corporation

By: *Jeff Grote*
Jeff Grote, President

STATE OF NORTH CAROLINA -- COUNTY OF WAKE

I, J. Kenneth Edwards, a Notary Public for the County and State aforesaid, certify that Jeff Grote, personally appeared before me this day and acknowledged that he is President of The Weisgerber Group, Inc., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the 23 day of November, 2009.



J. Kenneth Edwards
Notary Public
My commission expires: 1-11-2011

ST. LAWRENCE HOMES, INC.,
a North Carolina corporation

By: _____
F. Robert Ohmann, President

STATE OF NORTH CAROLINA -- COUNTY OF WAKE

I, _____, a Notary Public for the County and State aforesaid, certify that F. Robert Ohmann, personally appeared before me this day and acknowledged that he is President of St. Lawrence Homes, Inc., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the _____ day of _____, 2009.

Notary Public
My commission expires: _____

The Weisgerber Group, Inc.
a North Carolina corporation

By: _____
Jeff Grote, President

STATE OF NORTH CAROLINA -- COUNTY OF WAKE

I, _____, a Notary Public for the County and State aforesaid, certify that Jeff Grote, personally appeared before me this day and acknowledged that he is President of The Weisgerber Group, Inc., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the _____ day of _____, 2009.

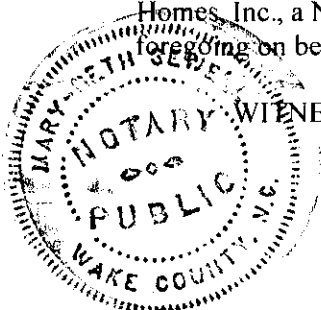
Notary Public
My commission expires: _____

ST. LAWRENCE HOMES, INC.,
a North Carolina corporation

By: F. Robert Ohmann Pres.
F. Robert Ohmann, President

STATE OF NORTH CAROLINA -- COUNTY OF WAKE

I, Mary Beth Sewell, a Notary Public for the County and State aforesaid, certify that F. Robert Ohmann, personally appeared before me this day and acknowledged that he is President of St. Lawrence Homes, Inc., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.



WITNESS my hand and official seal, this the 14 day of October, 2009.

Mary Beth Sewell
Notary Public
My commission expires: 2-24-2013

Paddington Homeowners Association, Inc,
a North Carolina nonprofit corporation

By: _____

STATE OF NORTH CAROLINA -- COUNTY OF WAKE

I, _____, a Notary Public for the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged that she is President of Paddington Homeowners Association, Inc., a North Carolina nonprofit corporation, and that she, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the _____ day of _____, 2009.

Notary Public
My commission expires: _____

By: Jeff Grote, President

STATE OF NORTH CAROLINA -- COUNTY OF WAKE

I, _____, a Notary Public for the County and State aforesaid, certify that Jeff Grote, personally appeared before me this day and acknowledged that he is President of The Weisgerber Group, Inc., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the ____ day of _____, 2009.

Notary Public
My commission expires: _____

ST. LAWRENCE HOMES, INC.,
a North Carolina corporation

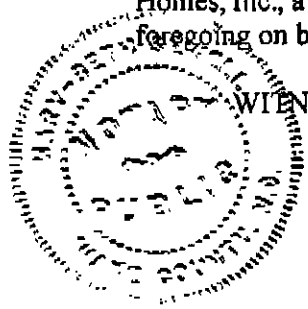
By: F. Robert Ohmann, President
F. Robert Ohmann, President

STATE OF NORTH CAROLINA -- COUNTY OF WAKE

I, Mary-Beth Sewell, a Notary Public for the County and State aforesaid, certify that F. Robert Ohmann, personally appeared before me this day and acknowledged that he is President of St. Lawrence Homes, Inc., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the 14 day of October, 2009.

Mary-Beth Sewell
Notary Public
My commission expires: 2-24-2013



Paddington Homeowners Association, Inc,
a North Carolina nonprofit corporation

By: Robert M. Holloway, President
Robert M. Holloway, President

STATE OF NORTH CAROLINA -- COUNTY OF WAKE Granville

I, Kathryn J. Grogan, a Notary Public for the County and State aforesaid, certify that Robert Michael Holloway personally appeared before me this day and acknowledged that she is President of Paddington Homeowners Association, Inc., a North Carolina nonprofit corporation, and that she, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the 30 day of November, 2009.

Kathryn J. Grogan
Notary Public
My commission expires: 8-7-2011

