

**MINUTES  
SEVEN LAKES LANDOWNERS ASSOCIATION  
BOARD MEETING  
DECEMBER 10, 2008 @ 7:30 PM – NCH**

President Zielsdorf called the meeting to order at 7:35 pm with all Directors present with the exception of Director Kindsvatter. Director Kindsvatter had a prior obligation and arrived at approximately 8:00 pm. Also present were Community Manager Dalton Fulcher, Assistant Manager Chad Beane and approximately 25 residents.

President Zielsdorf welcomed the Community and opened the floor for Members Comments.

**Approval of Minutes:**

On a motion made by Director Caulk and seconded by Director Galford, the minutes for November 12, 2008 were unanimously approved.

On a motion made by Director Truesdell and seconded by Director Caulk, the minutes for December 4, 2008 were unanimously approved.

**Members Comments:**

**Andy Lowe:** Mr. Lowe voiced his opposition to spending more money on a new contract for the gate barcode and camera system. He stated that he felt that the existing equipment was good and would like to see this money spent on Timber Lake repair instead.

**Report Items:**

**A. Seven Lakes Blog**

President Zielsdorf advised that the Board was willing to try the Blog for a short term and questioned if for future use the Landowners Office could host the Blog. President Zielsdorf gave a short description of the Blog and recommended that Board Members not respond to comments individually but instead bring comments to next meeting until the Board is able to determine how things flow.

**B. Transition Committee**

Director Shaver announced that Director Welch had withdrawn his name for re-election to the Board due to health issues and that the formation of the Transition Committee would be postponed until January Working Session.

## **Committee Reports:**

**Finance:** Director Galford advised that the Finance Committee had met on Dec. 2, 2008, earlier than usual in order to meet with Director Caulk and Manager Fulcher for a briefing on the expenses requested for the gate and camera bids. Also in attendance were committee members Grout and Jones. The Finance Committee supports Director Caulk's recommendation for \$20,000 improvement with Electronics Service Company of Hamlet. Ten companies had been contacted with 2 bids received. Other items reviewed were the Operating Budget, Maintenance Cost Per Home Analysis and the Capital Budget and Long Range Goals. The proposed Capital Budget will be finalized for presentation to the Board by January 13, 2009. One information request had been received and Director Galford reported that a new resident, Ed Sanchez, would be joining the Committee in January.

**Community Standards:** Director Welch advised that time has expired at the boat storage for residents to remove any property that should not be stored there. The Committee plans to begin disposing of abandoned property immediately and eventually mark off the area with parking spaces.

**Lakes & Dams:** Director Truesdell reported that the Lakes and Dams Committee had been very busy. Three articles have been published in the Times concerning septic systems and the Committee expects to follow up with four more. The plans and specifications for the remediation of Timber Dam have been submitted to North Carolina Department of Environment and Natural Resources for their approval. Since Timber Dam was classified by North Carolina Department of Environment and Natural Resources on May 31, 2005 as a low hazard dam it will take at least several months for our plans and specs to be approved. The repairs we are doing are remedial and not mandated by the State. Since Timber Dam was classified as a low hazard dam an Emergency Action Plan is not required. Director Truesdell said that he expects the Emergency Action Plans for Sequoia, Longleaf, Big J and Little J will be filed with North Carolina Department of Environment and Natural Resources by December 31, 2008.

**Maintenance:** (see attached report)

**Security:** Director Caulk reported that there had been numerous complaints for roaming dogs and a couple of incidents of vandalism where residents Christmas blow up decorations had been slashed. Security and the gates were very busy over the Thanksgiving Holidays. There also had been an incident where a four-year-old child left her home while her mother was napping but thanks to watchful neighbors the Landowners Office was called and roving patrol and the Sheriff's Department quickly responded.

**Recreation:** Assistant Manager Beane advised that the Stables are taking Christmas reservations. The Children's Christmas Party was a huge success with the largest crowd ever to attend. He thanked volunteers Dana Old, Morgan Brock and Tony Wilcox for helping to make sure all the children had an enjoyable time and for helping Santa Claus

with his visit. He also thanked the Women of Seven Lakes for their contribution to the party and also for decorating the gates, mail houses and North Club House.

**Architectural Review Board:** The ARB approved one addition, one fence, one lot clearing and one alteration to new construction, reported Director Kindsvatter.

**Beautification Committee:** Director Kindsvatter informed that final plans were made concerning Sequoia Point. Two Willow Oak trees will be planted near the beach this month. One new horseshoe court has been completed, thanks to Jeff McIntyre and his friends. Also, replacement plants have been ordered for the North mailroom and should be in place by next week. Dogwood Lane is a work in progress: all scrubs will be removed, leaving only the Dogwoods and Long Leaf Pines.

### **Action Items:**

#### **A. Deed Restrictions**

This document will require an approval vote of at least seventy-five percent of the Board of Directors to transfer ownership of common areas. On motion made by Director Caulk and a second by Director Shaver, a roll call vote was held and the document passed. Director Galford abstained and Director Kindsvatter voted no. Director Kindsvatter's main objection was that she felt the stable property might be more useful as something else in the future. Welch, Truesdell, Shaver and Caulk voted yes.

#### **B. Candidates for 2009-2010 Board of Directors**

As reported by Director Shaver, there are now seven candidates vying for the four positions that will become available: Kent Droppers, Don Fentzlaff, Denny Galford, Steve Hudson, Bruce Keyser, Jr., Mike Pennington, and Randy Zielsdorf. On motion made by Director Shaver and seconded by Director Kindsvatter, the candidates were unanimously accepted.

#### **C. Improvements to N/S Gates & Camera System**

After much discussion on the needs and costs of replacement, a motion was made by Director Welch to postpone this vote until February after the questionnaire results were returned. A second to the motion to postpone was made by Director Kindsvatter. The vote was split with Galford, Truesdell and Caulk voting to not postpone and Welch, Kindsvatter and Shaver voting to postpone. The motion to postpone was approved with President Zielsdorf voting yes.

#### **D. SLLA questionnaire to rate our assets/cut costs**

This questionnaire will be mailed to all residents, including renters, giving them the opportunity to rate association amenities by usage and importance. President Zielsdorf anticipates having it ready for office staff to prepare and mail out some time in January. Director Welch is to work with President Zielsdorf to change the cover letter to suggest more strongly the importance of returning this survey.

### **Manager's Report:**

Manager Fulcher reported that he is working on the budget. This year will be a different format due to the new accounting system. He briefed on different projects that have been undertaken since 1999 that were mostly done by maintenance personnel, resulting in a cost savings to the Association. He praised maintenance for holding down expenses and reported that operating expenses have gone up instead of decreasing. Maintenance will be painting lines on the roads when the weather cooperates.

### **Additional Items:**

#### **A. Seminar at Sandhills Community College**

President Zielsdorf invited Directors and candidates to attend a seminar that is being held at Sandhills Community College on January 15, 2009. The topic for the seminar is "How to be an Effective Board Member".

#### **B. Application to appeal Judiciary Ruling**

Assistant Manager Beane prepared a form to be used for the process of appealing a Judiciary Ruling. Some modifications were suggested and these will be done by December 18, 2008.

### **Adjournment:**

On motion made by Director Truesdell and a second by Director Shaver, the meeting was adjourned at 9:15 pm.

Respectively submitted,

Brenda Massimo

FROM: M.G. Shaver – Director – Maintenance Committee Chair

SUBJECT: Summary of Maintenance Department's Activities (Six-Month Report)

DATE: 1 December 2008

CC: 7LLOA Maintenance Committee  
R. Darr – Maintenance Superintendent

- A. The Maintenance Committee's initial Goal:** The Maintenance Committee held its first meeting on 17 April 2008 and since then much has been accomplished in accordance with the Committee Chairman's initial guidance that "*The past is prologue and cannot be changed. Let's concentrate on what is required now and in the future to help the Association's Maintenance Department to successfully and efficiently accomplish their tasks to enhance our community's appearance and amenities in a cost-effective and timely fashion. Our mission should be one of neither assistance nor criticism nor condemnation...* In view of the BOD's forthcoming requirement to plan for the future and the financial support needed to support that plan, the Maintenance Committee Chairman is submitting this six-month report on what has been accomplished to date.
- B. Maintenance Department Organization:** The Maintenance Department is currently organized into the following two sub-departments:
- 1. Buildings and Grounds (Accounting Code – 623):** The maintenance work accomplished by this Department's current three assigned maintenance personnel is for those tasks required on and in the Association's buildings (i.e. – trash removal, change light bulbs, etc. in the stables, pool, North Clubhouse, North and South Postal Offices, Association's office and the North and South Gatehouses plus those listed in Paragraphs C2, C3, C4, C5, C6 and C7 below. It also includes any maintenance work required as "projects" in support of the Association's other committees (i.e. – Security, Recreation, Lakes and Dams, etc.). During the spring and summer seasons part-time help in the past was required. Since 1999 the Buildings and Grounds Department has accounted for 44.7% of the total Maintenance Department expenditures.
  - 2. Streets and Grounds (Accounting Code – 560):** Includes the maintenance work required by the current two assigned maintenance department personnel to maintain the Association's dams (Paragraph C1 below), streets (Includes Seven Lakes Drive), and the street shoulders. Since 1999 the Streets and Grounds Department has accounted for 55.3% of the total Maintenance Department expenditures.
- C. Maintenance Department Priorities:** The following is the Maintenance Department's current priority list:
- 1. Dams (North side dams only with a major concern for safety):** All normal routine maintenance is to be accomplished under the Maintenance Committee's oversight except that which is contracted by S&ME or other outside contractors. Non-routine maintenance work requested by the Lakes and Dams Committee is to be initiated by a Work Order and the cost charged to the Lakes and Dams Committee. The following list represents the normal dam maintenance that is the responsibility of the maintenance department.
    - a. Periodic inspection and immediate repair of any serious problem areas.** (The Lakes and Dams Committee also are to inspect quarterly)

- b. Dams are to be mowed twice a year (Yet to be approved by the BOD). Mow the upstream side of each dam as required and mow the downstream side of the dams two times per year in accordance with the S&ME report, page 5, dated June 17, 2008. The Maintenance Department mows and weed eats the grass on the Association's roads crossing the Country Club's dams.
  - c. Weed eat the upstream side of each dam as required while inspecting the rip-rak for any needed repairs.
  - c. In their letter dated June 17, 2008, S&ME recommended, "areas of poor vegetation and surface erosion should be repaired and revegetated. Where bare soil is exposed, the soil should be loosened with a tiller or harrow and topsoil should be placed to match the adjacent grading. The topsoil should be fertilized, seeded and covered with straw mulch in accordance with recommendations in the North Carolina Erosion and Sediment Control Planning and Design Manual."
2. **North/South Gates:** Maintain a year around attractive appearance especially during the warm weather season. Provide any necessary support to insure adequate gate operation.
3. **Sequoia Point and Beach Areas:** Maintain an attractive appearance especially during the warm weather season.
  - a. During the warm weather season prior to weekends and holidays insure areas are clean with empty trash receptacles.
  - b. Immediately after weekends and holidays during the warm season insure areas are cleaned up and all trash receptacles are emptied even if it requires work on a weekend.
4. **Seven Lakes Drive:** Insure that the area and shoulders along Seven Lakes Drive and the pasture area maintain an attractive appearance year round. Prior to mowing the Kiwanis Club removes debris and trash from Seven Lakes Drive and should be recognized for their efforts. The Maintenance Department is responsible for removing pine straw.
5. **Association Buildings and Surrounding Grounds:** Maintain an attractive appearance (Buildings include Association Office, North Clubhouse, Pool Area, Postal Offices and Stables).
6. **Association Roads:** Insure Association roads are periodically mowed and maintained with priority to Dogwood, Firetree, Shenandoah, and Devonshire. Whenever an Association fence post needs to be replaced have it done so at the first opportunity.
7. **Lakes:**
  - a. Apply required weed control chemicals to all North side lakes annually in May (Accomplished this year on Monday May 19<sup>th</sup>, Sequoia, Dogwood and Timber Lakes, Tuesday May 20<sup>th</sup>, Echo, Ramapo, Little Juniper and Wednesday May 21<sup>st</sup> Longleaf, Big Juniper).
  - b. Inspect and maintain all beach areas during the summer for cleanliness and safety.
  - c. Periodically check the location of the buoys on Lakes Sequoia and Echo. All buoys must be a MINIMUM of 150 feet from the shore.

**D. Maintenance Department's Year-to-Date Major Accomplishments:** In addition to normal maintenance operations the Maintenance Department has accomplished the following since April. Included are recommend future projects.

1. **Completed construction of new additional Maintenance Building:** The previous BOD voted to purchase and construct a new maintenance building in the maintenance area. Approximately \$25,000 was budgeted with the anticipated plan to use Maintenance Department personnel for construction of the building. Prior to the current BOD being sworn in, the Association had spent approximately \$21,974.84. While some personnel costs were spent after the current BOD took responsibility it became clear to the Maintenance Committee Chair that without outside help the new building would not be completed prior to late fall or early winter which was unacceptable. With the BOD's approval the Committee Chair directed the Community Manager to find a suitable contractor to complete the building's construction prior to fall. The total cost of the new building exceeded \$42,000.00. However without the availability of the new building the Maintenance Department would not have been able to refurbish all the maintenance area buildings and clean out the equipment sheds.

Except for the latrine the Maintenance Department buildings have been renovated. The large equipment storage shed has been thoroughly cleaned up and equipment has been assigned to a specific parking spaces. Equipment is to be cleaned before being stored in the shed. The small storage building by the entrance has had its walls replaced; then painted and specific equipment is now being stored in assigned locations within the building. The lower shed building has also been cleaned out. An outside rack has been installed for the storage of steel rods, bars, etc. A rack has been prepared for storage of the outboard motors and special equipment.

2. **Refurbished North/South Entrance Gates:** Project completed to refurbish, paint and install new floors in the Gate House buildings.
3. **Roads:** According to the Association's records the Association's roads were first paved between 1973 and 1975. Extensive repaving was again done between 1985 and 1989. The Association's roads are generally in good condition although there are some spots that appear to be failing. A prime example is Firetree Lane at the south end of the Echo dam. The integrity of the roads to date has been maintained by "pouring" or filling the cracks with liquid asphalt. The problem with this process is it's cosmetic appearance - it makes the roads look ugly. It has been 20 years, more or less, since the repaving so these pavements are nearing the end of their life expectancy. However, their condition is such that we can reasonably expect to do the next repaving in a couple of years.
4. **Vandalism:** Vandalism is become a growing problem within the Association not only at Sequoia Point but elsewhere primarily in the North section. Recently a number of the Clubhouse Globe lights were broken plus doors to the Pool area were kicked in. A short while ago fifty brand new Stop signs were installed and within 24 hours one-third of them had been disfigured with graffiti. In addition to the stop signs some of the newly painted lake Picnic Shelters were also disfigured with graffiti.

North Side	South Side	Total	
	Stop Signs	86	40
126			
	Speed Limit Signs	22	16
38			
	Children Playing	7	
	Stop Sign Ahead		1
	Caution Hidden Drive		1
	No Parking	3	1

5. **Equipment Inventories:** Inventories on equipment with a value of \$2,500 and over (Attachment A) and also on equipment with a value less than \$2,000 (Attachment B) have been conducted.
6. **Surplus Equipment Sales:** A sale of surplus equipment and other items was held providing a return of \$1,953.02 (Attachment C). There were a number of surplus bicycles remaining that have been donated to the Sandhills/Moore Coalition for Human Care.
7. **Maintenance Department Supervisor:** A resident, Bob Darr, recently has been hired as the Maintenance Department Supervisor. After six months Mr. Darr is to submit a report to the Community Manager and BOD with his recommendations on how the Maintenance Department should be organized, supervised and function.
8. **Work Force:** A log of the number of hours it takes to perform specific tasks is being recorded. In time a substantiated work history of general maintenance requirements will be established. To date the Maintenance Department's personnel have responded favorably to directions and have performed their tasks in a very satisfactory manner.

**D. Resident's Cost for Maintenance (Refer Attachment D):** Attachment D contains a summary of the Association's maintenance costs by the Buildings and Grounds Department and the Streets and Grounds Department for the last ten years and the changes that have occurred. Those costs have been broken down to the average daily cost per Home Owner, per Single Lot Owner and per Multiple Lot Owner

1. **North/South Association's Growth since 1999 (Attachment D1):** During the period 1999 to 2008 the Association has grown by almost 15% as to the number of homes while the number of single and multiple lots have diminished. During this ten-year period Home Owner annual dues increased by 17.3% while Single Lot Owner annual dues increased by 20.8% and Multiple Lot Owner annual dues also increased by 26.0%. Total annual Dues Income increased by 26.3%. The Association has had only one dues increase (\$50) in the last eight years. The average annual ten-year inflation rate has been 2.6% per year.

Year	1999-2000	2008-2009
<b>% Change</b>		
Number homes	1081	1242
14.9%		
Annual Dues/Home	\$682	\$800
17.3%		

	Nbr Single Lots	236	147
- 37.7%	Annual Single Lot Dues	\$472	\$570
20.8%	Nbr MultiLots	143	129
- 9.8%	Annual MultiLot Dues	\$315	\$397
26.0%	Total Dues Income	\$893,679	\$1,128,603
26.3%	Annual Inflation Rate	2.19%	4.38%

- a. **Buildings and Grounds Expenditures (Attachment D2):** Salaries and Benefits average about 74% of the total Buildings and Grounds Expenditures that have decreased by 3.6% during the last ten years while the annual cost per Home Owner decreased by 8.7%, the cost per Annual Single Owner decreased by 6.1% and the cost per Annual Multiple Lot Owner also decreased by 2.0%.

Year		1999-2000	2008-2009	% Change
<b>% Total Cost</b>				
74.5%	Salary&Benefits	\$102,504	\$ 98,809	- 3.6%
25.5%	Other Costs	\$ 34,955	\$ 36,240	3.7%
73.2%	Total Costs	\$137,459	\$135,049	- 1.8%
	Annual Cost/Home	\$ 104.90	\$ 95.73	- 8.7%
	Home Cost/Day	\$ 0.29	\$ 0.26	
	Annual Cost/Single Lot	\$ 72.60	\$ 68.21	- 6.1%
	Annual Cost/MultiLot	\$ 48.45	\$ 47.51	- 2.0%

- b. **Streets and Grounds Expenditures (AttachmentD3):** Salaries and Benefits have increased by 15.6% while Other Costs have decreased by 21% resulting in a total reduction of 2.8%. The annual cost per Home Owner has decreased by 9.7%. Single Lot annual cost has decreased by 7.1% while annual MultiLot cost has also decreased by 3.0%.

Year		1999-2000	2008-2009	% Change
<b>% Total Cost</b>				
49.7%	Salary& Benefits	\$ 91,426	\$105,696	15.6%
50.3%	Other Costs	\$ 92,684	\$ 73,200	-21.0%
40.9%	Total Costs	\$184,110	\$178,896	- 2.8%
	Annual Dues/Home	\$ 140.50	\$ 126.81	- 9.7%
	Home Cost/Day	\$ 0.38	\$ 0.35	
	Annual Single Lot Dues	\$ 97.24	\$ 90.35	- 7.1%
	Annual MultiLot Dues	\$ 64.89	\$ 62.93	- 3.0%

- c. **Other Maintenance Expenditures (Attachment D4):** This is the only data available at this point in time.

3. **Salaries and Benefits Comparison:** During the last ten years there have been some fluctuations in number of employees per year plus there was a change in the Association's Group Insurance Company in 2005. Also employees became responsible for paying 20% of their Group Insurance cost. The Maintenance Superintendent's current wages are divided three-fifths to the Buildings and Grounds sub-department and two-fifths to the Streets and Grounds sub-department. The Maintenance Department's average annual hourly rate is \$16.11, 16% below the Moore County average hourly rate.

a. **Buildings and Grounds Annual Salaries and Benefits Comparison (Attachment D5):** During year 1999-2000 the cost for Group Insurance was 10.7% of the annual budget. The cost for Group Insurance increased dramatically until year 2004-2005 when it became 22.3% of that year's total budget. The Association changed to another Group Insurance Company plus requiring employees to pay 20% for their individual cost. Note also the growing increase in the IRA rate.

Year 2008-2009	1999-2000	2008-2009	% Change %
Salaries 79.9%	\$ 84,691	\$78, 975	- 6.7%
FICA 6.2%	\$ 6,587	\$ 6,132	- 6.9%
Group Insurance 11.1%	\$ 9,088	\$10,917	11.0%
Bonus 1.2%	\$ 1,410	\$ 1,185	-16.0%
IRA 1.6%	\$ 728	\$ 1,600	119.6%
<b>Total 100.0%</b>	<b>\$102,505</b>	<b>\$ 98,809</b>	<b>- 3.6%</b>

b. **Streets and Grounds Salaries and Benefits Comparison (Attachment D6):** One of three current employees is a part-time employee who does not receive Group Insurance and Other Benefits. During year 1999-2000 Group Insurance was 8.6% of the sub-department's total expenditures whereas in 2008-2009 it was 9.2% of total expenditures. As previously commented note the growing increase in the IRA rate.

Year 2008-2009	1999-2000	2008-2009	% Change %
Salaries 83.8%	\$ 76,257	\$ 88,546	16.1%
FICA 6.5%	\$ 5,898	\$ 6,875	16.6%
Group Insurance 7.7%	\$ 7,865	\$ 8,155	3.7%

Bonus	\$ 840	\$ 1,320	57.1%
1.2%			
IRA	\$ 566	\$ 800	41.3%
0.8%			
<b>Total</b>	<b>\$ 91,426</b>	<b>\$105,696</b>	<b>15.6%</b>
<b>100.0%</b>			

**E. Maintenance Committee's Goal for the end of 2008-2009:** During the past six months much has been accomplished. The remainder of this year the Maintenance Committee will concentrate its efforts on developing and publishing a Maintenance Department Policy and Procedures Manual.

*Manila G. Shaver*

Manila G. Shaver  
Director – Maintenance Committee Chairman

Attachment A: Seven Lakes Association Maintenance Department Asset Depreciation Report dtd 30

April 08

Attachment B: 11/12/2008 Maintenance Inventory of Equipment with Value less \$2,000

Attachment C: Seven Lakes Land Owner's Maintenance Department's 2008 Surplus Sale

Attachment D1: Association Members & Dues

Attachment D2: Buildings and Grounds (623) Year 1999-2000 to 2008-2009

Attachment D3: Streets and Grounds (560) Year 1999-2000 to 2008-2009

Attachment D4: Other Maintenance Expenditures

Attachment D5: Annual Salaries and Benefits for Buildings and Grounds (623)

Attachment D6 Annual Salaries and Benefits for Streets and Grounds (560):

**This instrument was prepared by:  
J. Hunter Stovall  
Attorney at Law  
P. O. Box 536  
Southern Pines, NC 28388**

**No Title Examination Performed by Drafting Attorney**

**NORTH CAROLINA**

**WARRANTY**

**DEED  
MOORE COUNTY**

**THIS DEED**, made this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by **SEVEN LAKES LANDOWNERS ASSOCIATION, INC.**, Grantor, to **SEVEN LAKES LANDOWNERS ASSOCIATION, INC.** Grantee;  
Mailing Address:

**WITNESSETH:**

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot, tract, or parcel of land situated in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

This conveyance is made subject to the following restrictions which shall run with the land:

Any conveyance or transfer of the property described in Exhibit "A" by the Grantee, its successors or assigns, shall only be effective upon the approval of an affirmative vote by no less than Seventy-five (75%) Percent of the members of the duly elected Board of Directors of the Seven Lakes Landowners Association, Inc. Any conveyance or transfer of the property made without the approval of an affirmative vote by no less than Seventy-five (75%) Percent of the members of the duly elected Board of Directors of the Seven Lakes Landowners Association, Inc., shall be void.

Furthermore, this conveyance is made subject to (i) the Declaration of Covenants, Conditions and Restrictions as recorded in the Moore County Registry, (ii) such matters, provisions and reservations as are shown on the

plat referred to in Exhibit "A"; (iii) applicable zoning and municipal ordinances, (iv) any and all other easements, conditions or matters related to the hereinabove described property which are filed of record in the Moore County, North Carolina Registry.

This conveyance is made for the purpose of further restricting the use of the property described in Exhibit "A".

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the hereinabove stated exceptions, reservations and conditions.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever; subject, however, to the exceptions, reservations and conditions hereinabove referred to.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**IN WITNESS WHEREOF**, the said Grantor has caused this instrument to be signed, the day and year first above written.

ASSOCIATION, INC. SEVEN LAKES LANDOWNERS

(SEAL) By: \_\_\_\_\_  
Dalton Fulcher,  
Community Manager

**STATE OF NORTH CAROLINA  
COUNTY OF MOORE**

I, \_\_\_\_\_, a Notary Public, of the County and State aforesaid, certify that **DALTON FULCHER** personally came before me this day and, I have personal knowledge of the identity of the principal, and acknowledged that he is **Community Manager of Seven Lakes Landowners Association, Inc** and that he, as Community Manager, being authorized to do so, voluntarily signed the foregoing document on behalf of the corporation for the purposes stated therein and in the capacity indicated.

Witness my hand and seal, this \_\_\_\_ day \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_

Signature of Notary Public

\_\_\_\_\_

Printed or Typed name of Notary Public

My Commission Expires:

\_\_\_\_\_