

Prepared by, and after recording, MAIL TO:

Maynard Nexsen PC
4141 Parklake Ave., Suite 200
Raleigh, NC 27613

NOTICE OF CONSENT TO PARTY WALL FENCE REMOVAL

This NOTICE OF CONSENT TO PARTY WALL FENCE REMOVAL (this “**Notice**”) is executed and recorded by **BLANEY FARMS HOMEOWNERS ASSOCIATION, INC.**, a North Carolina nonprofit corporation (“**HOA**”), on behalf of and as directed pursuant to the Consent Agreement attached hereto by **NEDRA M. HOOD and RODERICK J. HOOD**, each individual residents of Wake County, North Carolina (collectively, “**Hood**”).

1. Hood and HOA have entered into an agreement (the “**Consent Agreement**”) whereby Hood has consented to the HOA’s removal of a failing Party Wall Fence (the “**Fence**”) located within HOA Common Area in the rear of Hood’s property located at 2220 Stillness Pond Lane, Apex, North Carolina 27539, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the “**Property**”). A copy of the Consent Agreement is attached hereto as **Exhibit B**, which together with its terms are incorporated herein by reference.

2. Pursuant to the Consent Agreement, the HOA hereby executes and presents this Notice for recording with the Wake County Registry to provide record notice of the Consent Agreement with respect to the Property.

3. Any settlement agent handling the sale of the Property by Hood are hereby instructed to contact the individual below for additional information needed regarding the Consent Agreement, if any:

Maynard Nexsen PC
Attn: Alex Serkes
4141 Parklake Avenue, Suite 200
Raleigh, NC 27612
E-mail: aserkes@maynardnexsen.com

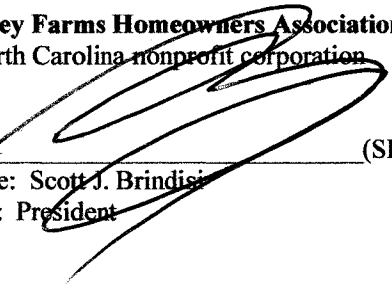
[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE FOR NOTICE OF CONSENT TO PARTY WALL FENCE REMOVAL

IN WITNESS WHEREOF, HOA has executed and caused this Notice to be recorded on behalf of and as directed by Hood pursuant to the Consent Agreement, effective as of the date of recording.

HOA:

Blaney Farms Homeowners Association, Inc.
a North Carolina nonprofit corporation

By:  (SEAL)
Name: Scott J. Brindisi
Title: President

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

I, a Notary Public of the aforesaid State and County of Wake, certify that Scott J. Brindisi, as the President of Blaney Farms Homeowners Association, Inc., appeared before me and being personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official stamp or seal, this 22nd day of APRIL, 2025.


NOTARY PUBLIC

TIMOTHY J. MORRIS
(Type or Print Name of Notary Public)

My Commission Expires: 5-24-2028

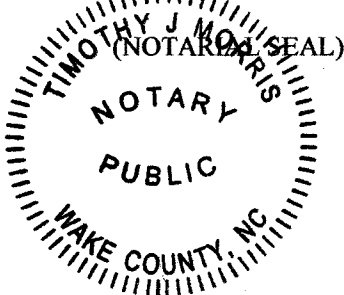


Exhibit A

The Property

BEING ALL of Lot 77, Blaney South Subdivision, as shown recorded in Book of Maps 2016, Pages 2101-2104, Wake County Registry.

Exhibit B

The Consent Agreement

See attached.

Blaney Farms

Homeowners Association, Inc.

C/O RS Fincher & Co., LLC
P.O. Box 1117
Apex, NC 27502

(919) 362-1460 FAX: (919) 362-1462

18 MAR 2025 2024

2220 Stillness Pond Ln.
Apex, NC 27539

Re: Removal of Party Wall Fence (the "Fence") Over Rear of Lot 77 (your "Lot").

Dear _____:

As previously discussed in meetings and correspondence held and delivered by the Blaney Farms Homeowners Association, Inc. (the "Association"), the Association intends to remove the failing Fence located in the rear of your Lot along Ten-Ten Road. The portion of your Lot that the Fence is located in constitutes Common Area maintained by the Association pursuant to the Association's governing documents (collectively, the "Governing Documents"). The Association intends to install buffer trees and other vegetation in front of the prior location of the Fence (the "Landscaping Buffer") in order to give that location a more aesthetically pleasing look, while also providing sight and sound buffers from the highly traveled Ten-Ten Road.

Pursuant to the Governing Documents, the Fence is a "Party Wall" that requires your consent to permanently remove the Party Wall from your Lot. By signing the following page, you hereby give your consent to the Association's removal of the Fence to be replaced with the new Landscaping Buffer as discussed above. Please note, however, that while the Association intends to install the Landscaping Buffer as discussed above, completion of the Landscaping Buffer will not be on a certain timeline.

If you choose not to sign this letter giving your consent to permanently remove the Fence from your Lot and replace the area with the new Landscaping Buffer discussed above, please be advised that, in order to provide for the Fence's future maintenance, the Association may elect to impose on your Lot "neighborhood assessments" in accordance with the Governing Documents that are specific to your Lot and in addition to the annual assessments you are otherwise obligated to pay to the Association.

Finally, by signing the following page evidencing your consent to the removal of the Fence from your Lot, you hereby authorize the Association to record one or more documents in the Wake County Registry evidencing your consent.

Prior to signing this Letter, please do not hesitate to reach out to the Association with any questions you may have with respect to this Letter.

Sincerely,

Blaney Farms Homeowners Association, Inc.

X We, the undersigned homeowners, hereby consent to the Association's removal of the Fence from Lot 77 and the replacement of the Fence with the Landscaping Buffer discussed in this Letter.

ACKNOWLEDGED AND AGREED TO BY:



Print Name of Owner #1: Roderick Hood



Print Name of Owner #2: Nedra Hood