

**Crabtree Pines Homeowner's Association, Inc.**  
**P.O. Drawer 97427**  
**Raleigh, NC 27624**

**NOTICE OF SPECIAL CALLED MEETING OF MEMBERS**

You are cordially invited to attend a Special Called Meeting of the Members of Crabtree Pines Homeowner's Association, Inc. which will be held:

Date: Monday, November 28, 2022  
Time: 7:00 PM  
Location: St. Paul's Christian Church  
Fellowship Hall  
3331 Blue Ridge Road  
Raleigh, North Carolina 27612

The purpose of this meeting is to obtain membership approval to sell a small parcel of property owned by the Association, as well as to amend the Declaration to remove said parcel from the scope of the Declaration should the vote to convey such property pass. That parcel of property is shown on the attached map and comprises approximately 5,784 square feet or .133 acres. That property is bordered by Pleasant Pines Drive and Milligan Way. That parcel of property has not been utilized since the community was founded nor are there any plans to utilize that property in the future. The Association currently has an opportunity to sell this property to a company that intends to build one townhome on the parcel.

All members of record in good standing will be entitled to vote to sell the property. Each homeowner is asked to complete the attached form entitled "Consent and Written Agreement to Convey Common Areas" if you approve the sale of the small parcel of land. The Covenants will have to be updated once the sale is completed to reflect that the parcel is no longer a part of the Crabtree Pines community. The change to the Covenants requires approval of 75% of all homeowners which is a high bar to reach so you are asked to complete the attached consent to sale form and return it as quickly as possible following receipt of this notice or you may complete it and bring it to the special called meeting. Please return the form to the address shown above, e-mail it to [info@crabtreepinesnc.org](mailto:info@crabtreepinesnc.org) or bring it to the special meeting.

By Order of the Board of Directors  
Ray Schmitt, President

Raleigh, North Carolina  
October 28, 2022

**Consent and Written Agreement to Convey Common Areas**

The undersigned does hereby consent and agree to the Crabtree Pines Homeowners Association, Inc. ("the Association") deeding certain interests in the Common Area more specifically described as a portion of the 2.21 acre tract of "Common Area" with PIN 0786596779, described in Deed Book 2438, page 445, Wake County Registry and described in that plat recorded at book of maps 1988, page 1048 of the Wake County Registry and owned by the Association. Specifically, the portion of the above-described "Common Area" owned by the Association and to be conveyed is an approximate .133 acre portion of the Common Area (5784 feet) as shown on GIS map attached hereto and incorporated herein by reference. The undersigned does hereby give written consent to the conveyance of the above-described land pursuant to, inter alia, the Declaration of Covenants, Conditions and Restrictions recorded at book 3894, page 543 of the Wake County Registry ("Declaration"). The undersigned further consents to the appropriate Officers of the Association signing any and all contracts, plats or maps, as well consents to amending the Declaration to remove the subject property from the scope of the Declaration, all as may be needed to effectuate the above - described transaction. Pursuant to, inter alia, N.C.G.S. §55A-1-70, the undersigned agrees to transact business and express its consent to the above conveyance through electronic means. **All owners listed on the deed must sign this form.**

\_\_\_ We, the undersigned owners approve the sale as proposed.

\_\_\_ We, the undersigned owners do not approve the sale as proposed.

\_\_\_\_\_  
(Address of Owner)

\_\_\_\_\_  
(Address of Owner)

\_\_\_\_\_  
(Name of Owner)

\_\_\_\_\_  
(Name of Owner)

\_\_\_\_\_  
(Signature as printed) (Seal)

\_\_\_\_\_  
(Signature as printed) (Seal)

\_\_\_\_\_  
(Address of Owner)

\_\_\_\_\_  
(Address of Owner)

\_\_\_\_\_  
(Name of Owner)

\_\_\_\_\_  
(Name of Owner)

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(Signature as printed) (Seal)

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(Signature as printed) (Seal)

