

Prepared by and return to: Charles B. Morris, Jr., Manning, Fulton & Skinner,
P. O. Box 20389, Raleigh, N. C. 27619-0389

BOOK 1794 PAGE 808

STATE OF NORTH CAROLINA : DECLARATION SUBJECTING LAND IN EAGLE RIDGE
 SUBDIVISION SHOWN UPON MAP IN PLAT BOOK 128,
COUNTY OF DURHAM : PAGE 164, TO DECLARATION OF COVENANTS OF
 HOPE VALLEY FARMS RECORDED IN BOOK 1462,
 PAGE 912, DURHAM COUNTY REGISTRY

THIS DECLARATION, made this 20th day of November, 1992, by AMERICAN
GENERAL REALTY INVESTMENT CORPORATION, a Texas corporation (hereinafter
"Declarant");

W I T N E S S E T H :

Declarant hereby declares that the real property located in the City of
Durham, County of Durham, North Carolina, and being Eagle Ridge Subdivision,
recorded in Plat Book 128, page 164, Durham County Registry, is, and shall be,
annexed to, and shall be held, transferred, sold and conveyed subject to the
Declaration of Covenants, Conditions and Restrictions of Hope Valley Farms,
recorded in Book 1462, page 912, Durham County Registry (herein
"Declaration").

The hereinabove described property shall be subject to all the terms,
covenants, requirements and conditions of the Declaration, the provisions of
which are specifically incorporated herein by reference, and all references
therein on Exhibit "A" to any property included within the Declaration shall
be deemed to include and encompass that property described on that plat
referenced above as if same were enumerated in the instrument recorded in Book
1462, page 912, Durham County Registry.

IN WITNESS WHEREOF Declarant has caused this instrument to be executed in
its corporate name by its duly authorized officers and its seal to be hereunto

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affixed by authority of its Board of Directors the day and year first above written.

(Corporate Seal)

AMERICAN GENERAL REALTY INVESTMENT CORPORATION

By: Donald H. Nicholas
Vice President

Attest:
John Loberg
Asst. Secretary

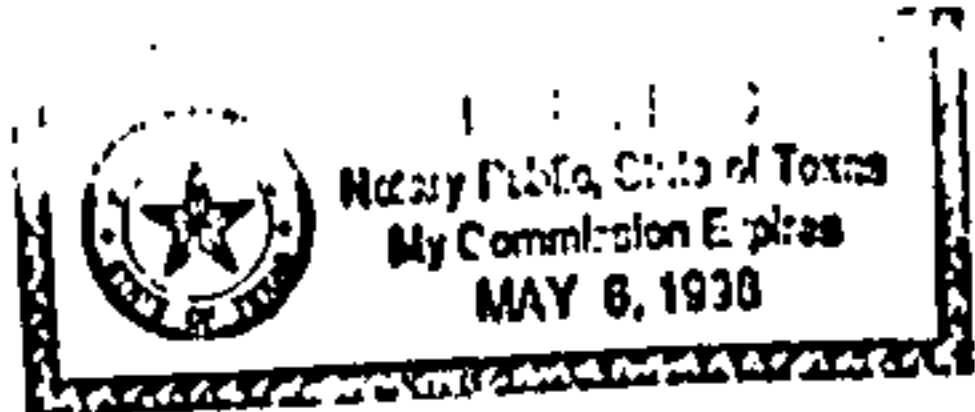


APPROVED
AS TO COMPLIANCE
PER SPA 63. 132
LAW DEPARTMENT
CONTROL NO. 192-9192
DATE 11-19-92
SIGNED [Signature]

STATE OF TEXAS :
COUNTY OF HARRIS :

I, the undersigned Notary Public, certify that John Loberg personally came before me this day and acknowledged that Donald H. Nicholas Secretary of American General Realty Investment Corporation, a Texas corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by John Loberg as its Asst. Secretary.

Witness my hand and Notarial Stamp/Seal this the 20th day of November, 1992.



Dianne Reed
Notary Public
My Commission Expires: _____

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RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.

State of North Carolina-Durham County
The foregoing certificate(s) of Dianne Reed

A Notary (Notaries) Public for the Designated Governments units is (are) certified to be correct.

This the 23rd day of Nov. A.D. 1992
Ruth C. Garrett Monica L. Berenda
Register of Deeds By: Assistant, Deputy Register of Deeds