

EXHIBIT 3:

HILLS at HARRIS CREEK

V2 - REZ-23-03
rcvd 6-2-23

Metes and Bounds description of Parcel 1: NC-CZ

as shown on Exhibit 2: Zoning Diagram

Point of Beginning: Commencing at a point on the Future (post 35' Dedication)

Northern Right-Of-Way of Mitchell Mill Road:

THENCE, North 19°37'29" East, 153.43 feet to a point;

THENCE, North 18°40'39" East, 227.11 feet to a point;

THENCE, North 19°31'15" East, 230.80 feet to a point;

THENCE, North 83°06'35" West, 376.14 feet to a point;

THENCE, North 43°56'42" East, 539.17 feet to a point;

THENCE, South 43°56'42" West, 539.17 feet;

THENCE, South 16°32'05" East, 42.44 feet to a point;

THENCE, South 27°36'38" East, 42.80 feet to a point;

THENCE, South 68°58'38" East, 54.77 feet to a point;

THENCE, South 77°04'07" East, 46.50 feet to a point;

THENCE, South 82°03'47" East, 43.34 feet to a point;

THENCE, South 63°10'34" East, 53.99 feet to a point;

THENCE, South 78°58'51" East, 55.03 feet to a point;

THENCE, South 73°28'18" East, 39.46 feet to a point;

THENCE, South 75°12'22" East, 64.19 feet to a point;

THENCE, South 79°08'05" East, 30.68 feet to a point;

THENCE, South 64°08'20" East, 56.08 feet to a point;

THENCE, South 0°08'08" East, 955.98 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 13,079.66 feet, to which a radial line bears North 14°33'02" East;

THENCE, westerly along said curve through a central angle of 2°57'39" an arc distance of 675.93 feet to the point of beginning;

Containing 586,556.07 square feet / 13.47 acres, more or less.

Hills at Mitchell Mill

Metes and Bounds description of Parcel 2: RH-CZ

as shown on Exhibit 2: Zoning Diagram

Point of Beginning: Commencing at a point on the Future (post 35' Dedication)

Northern Right-Of-Way of Mitchell Mill Road:

THENCE (1) North 0°08'08" West, 955.98 feet to a point;
THENCE (2) North 64°08'20" West, 56.08 feet to a point;
THENCE (3) North 79°08'05" West, 30.68 feet to a point;
THENCE (4) North 75°12'22" West, 64.19 feet to a point;
THENCE (5) North 73°28'18" West, 39.46 feet to a point;
THENCE (6) North 78°58'51" West, 55.03 feet to a point;
THENCE (7) North 63°10'34" West, 53.99 feet to a point;
THENCE (8) North 82°03'47" West, 43.34 feet to a point;
THENCE (9) North 77°04'07" West, 46.50 feet to a point;
THENCE (10) North 68°58'38" West, 54.77 feet to a point;
THENCE (11) North 27°36'38" West, 42.80 feet to a point;
THENCE (12) North 16°32'05" West, 42.44 feet to a point;
THENCE (13) North 43°56'42" East, 651.84 feet to a point;
THENCE (14) North 3°44'09" West, 2,963.58 feet to a point;
THENCE (15) South 88°59'15" East, 0.54 feet to a point;
THENCE (16) North 75°53'40" East, 340.47 feet to a point;
THENCE (17) North 65°27'07" East, 350.10 feet to a point;
THENCE (18) South 40°38'56" East, 133.25 feet to a point;
THENCE (19) South 80°06'11" East, 62.70 feet to a point;
THENCE (20) South 4°46'37" East, 4,426.21 feet to a point;
THENCE (21) South 24°08'12" East, 83.90 feet to a point;
THENCE (22) South 0°25'29" East, 493.75 feet to a point;
THENCE (23) North 71°34'19" West, 3.27 feet to a point;
THENCE (24) North 74°14'58" West, 53.84 feet to a point;
THENCE (25) North 75°50'32" West, 260.45 feet to a point;
THENCE (26) North 75°16'13" West, 150.67 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 13,079.66 feet, to which a radial line bears North 17°04'26" East;
THENCE (27) westerly along said curve through a central angle of 2°31'24" an arc distance of 576.04 feet;

Containing 4,381,947.13 square feet / 100.60 acres, more or less.

Exhibit Three

Hills at Harris Creek

Mixed-Use Neighborhood Center Conditional Zoning District and Residential High Density Conditional Zoning District Zoning Conditions

Conditions Applicable to the entire property:

1. The subject property shall be developed generally in accordance with the concept plan attached hereto as Exhibit 1 and incorporated herein as if fully set out. The approximately 13-acre portion of the subject property, further described as Parcel 1 on the attached Exhibit 2 attached hereto, shall be zoned NC-CZ and the remaining 102-acre portion of the property, further described as Parcel 2 on Exhibit 2 attached hereto, shall be zoned RH-CZ. The improvements described herein may be developed in phases in accordance with a phasing plan approved by the Town of Rolesville.
2. The total number of dwellings on the subject property shall not exceed 270 dwelling units and no more than 115 of these dwelling units shall be permitted to be Dwellings, Single Family, Attached (Townhouse.)
3. No more than fifteen (15) gross acres of the RH-CZ zoned district shall be assigned to use for Dwellings, Single Family, Attached (Townhouse).
4. Affordable Housing: Prior to the issuance of the first building permit for a dwelling unit, the property owner shall donate Twenty Thousand Dollars and No Cents (\$20,000.00) to Homes for Heroes or another non-profit organization with a substantially similar purpose statement.
5. Pollinator Plantings: At least three acres of the landscaping planted within the power line easement on the subject property shall utilize plant materials that are listed as Native Pollinator Plants on North Carolina Wildlife Federation ("NCWF") or other resources for native plants recommended by the NCWF. Where evergreen plantings or street trees are required by the Rolesville Land Development Ordinance as the same may be amended from time to time, pollinator plantings shall not be required. Nothing herein shall be construed to limit the plant materials permitted on individual residential lots.
6. Recreational Amenities: The following recreational amenities shall be provided generally as shown on the attached Exhibit 1 as a part of the development of the subject property and dedicated to the community's homeowner's association except for those areas offered to and accepted by the Town of Rolesville:
 - a. A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the issuance of the 150th building permit for a dwelling unit;
 - b. At least one fenced playground shall be constructed prior to the issuance of the 150th building permit for a dwelling unit;
 - c. At least one fenced dog park shall be constructed prior to the issuance of the 150th building permit for a dwelling unit;
 - d. At least one (1) garden park shall be provided prior to the issuance of the 200th building permit for a dwelling unit.
 - e. At least one (1) pickle ball court shall be provided prior to issuance of the 250th building permit for a dwelling unit; and
7. Transportation Improvements: The property owner shall install all required roadway and transportation improvements set forth in the Traffic Impact Analysis report

associated with this project in order to address the transportation impacts reasonably expected to be generated by the development. All transportation improvements shall be installed in accordance with future phasing plans approved by the Town.

8. All homes shall include either crawl space foundations or stem wall foundation . Any stem wall foundations shall have an average of at least eighteen inches {18"} in height across the front facade of the home and shall have brick or stone veneer on all sides facing a public street.
9. The minimum gross building square footage shall be 2,000 square feet for single family detached dwellings.

Conditions Applicable to Dwellings, Single Family, Attached (Townhouse) only:

10. The minimum gross building square footage for townhomes shall be 1,500 square feet and include at least a two (2) car garage.
11. No Dwelling, Single Family, Attached (Townhouse) building shall exceed three (3) stories.

Conditions Applicable to the NC-CZ District only:

12. All uses permitted in the Neighborhood Center Mixed-Use district shall be permitted within the NC-CZ except Dwellings, Multiple Family (apartments).