

Zoning Case No.: W-3681

Property Address: 0 Sentry Point Lane

Parcel Identification Number(s): 6824-11-4163  
and 6824-11-3614

*Hereinafter referred to as the "Property"*

WRITTEN CONSENT TO CONDITIONS  
PURSUANT TO 160D-703

1. I hereby certify that authority has been given to me, by all owners of the Property, to consent to the conditions of the special use district approval.
2. I hereby consent to the following conditions, as required by North Carolina General Statute 160D-703:
  - **PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS:**
    - a. The developer shall obtain a residential infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the residential infrastructure permit(s).
    - b. Developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the City of Winston-Salem.
    - c. Developer shall obtain a Floodplain Development Permit from the Erosion Control Officer.
  - **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
    - a. Developer shall record a tentative plat in the office of the Register of Deeds. The plat shall show tentative building locations along with any public right(s)-of way and access or utility easements.
    - b. The developer shall record a tentative plat showing dedication of a 40-foot-wide greenway easement per the adopted *Greenway Plan Update* and as specified on the site plan.
    - c. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
  - **PRIOR TO THE SIGNING OF PLATS:**
    - a. Unless the development will remain in single ownership, all documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds.
    - b. Developer shall complete all requirements of the infrastructure permit(s).

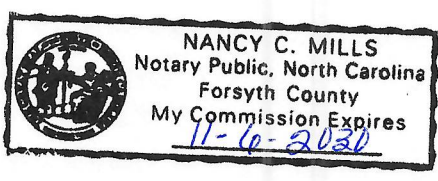
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  - b. Any required "as-built" plats shall be recorded with the Register of Deeds.
- 3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 13<sup>TH</sup> day of APRIL, 20226

By: *Eric V Dickinson*  
 Name: ERIC V DICKINSON  
 Title: MANAGER  
 Date: 4/13/2026

STATE OF NORTH CAROLINA  
 COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Manager



Notary Public: *Nancy C. Mills*  
 Printed Name: Nancy C. Mills  
 Commission Expires: November 6, 2030