

MAIL: J FRANK Green, 24 W Guilford St., Thomasville, N.C. 27360

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

DECLARATION OF MODIFICATION OF
RESTRICTIVE COVENANTS FOR
COUNTRY PLACE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that RICHARD D. WALL and wife, JEWELL S. WALL, and RAY L. WHITE and wife, LELA ANN WHITE, are the owners in fee of a tract of land located in the County of Randolph in the State of North Carolina;

KNOW FURTHER that this tract is described and recorded as "Country Place" and a plat of the same is recorded in the Office of the Register of Deeds of Randolph County in Plat Book 20 at Page 40;

KNOW FURTHER that the owners did set forth certain restrictive covenants on said tract of land as fully set out and recorded in Deed Book 1117 at page 457 in the Office of the Register of Deeds of Randolph County, North Carolina, reference to which is hereby made for a more particular description thereof;

KNOW FURTHER that the owners desire to remove, modify, and change certain of those said restrictive covenants set out in Deed Book 1117 at page 457.

NOW THEREFORE, the owners hereby consent to the removal of, modifications of, and/or changes of said restrictive covenants as follows:

1. The restrictive covenants contained in Paragraphs Number 1 and 2 of said restrictive covenants pertaining to "Country Place" as recorded in Deed Book 1117 at page 457 in the Office of the Register of Deeds of Randolph County, North Carolina, are hereby removed and the following restrictive covenants are hereby substituted in lieu thereof:

New Paragraph Number 1: All lots in this subdivision shall be used for single-family residential dwellings. No lot shall be used for any commercial venture nor may a residence be used for any commercial purpose.

New Paragraph Number 2: Both mobile homes and houses may be located or constructed upon a subdivision lot. All mobile homes located upon a lot must contain not less than Seven Hundred (700) square feet and be no greater than (8) years old (calculated from the date of first sale from a dealer or manufacturer) at the time of placement upon the lot. Commercial built double wide trailers may be placed upon any lot but in no event will a property owner be allowed to join two (2) single mobile home units together to form one mobile home. All mobile homes shall be underpinned with brick or concrete blocks covered with surewall. No exposed concrete block or metal wrapping of any nature will be permitted. No house shall be built, erected, altered or used unless it shall contain at least Seven Hundred square feet of floor space in the main body of said house, exclusive of basements, garages, porches, breezeways, stoops and terraces. The measurements are to be measured from the outside wall lines for both mobile homes and houses.

2. In the event of any conflict, inconsistency, or incongruity between the said restrictive covenants recorded in Deed Book 1117 at page 457 and any of the provisions in this Modification of Declaration of Restrictive Covenants For "Country Place" Subdivision, (hereinafter referred to as "Modification Agreement"), the provisions of this Modification Agreement shall in all respects govern and control.

3. All of the restrictive covenants recorded in Deed Book 1117 at page 457, except for those restrictive covenants specifically removed, modified, or changed herein, are hereby ratified, confirmed and reestablished by said owners and are incorporated herein by reference.

IN WITNESS WHEREOF, Richard D. Wall and wife, Jewell S. Wall, and Ray L. White and wife, Lela Ann White, have hereunto set their hands and seals this the _____ day of January, 1984.

Richard D. Wall (SEAL)
RICHARD D. WALL

Jewell S. Wall (SEAL)
JEWELL S. WALL

Ray L. White (SEAL)
RAY L. WHITE

Lela Ann White (SEAL)
LELA ANN WHITE

NORTH CAROLINA

FORSYTH COUNTY

I, William B. Fulton, a Notary Public of Randolph County, North Carolina, do hereby certify that Richard D. Wall and wife, Jewell S. Wall, each personally appeared before me this date and each acknowledged the due execution of the foregoing Modification of Declaration of Restrictive Covenants for Country Place.

Witness my hand and seal, this the 26 day of ^{July} ~~January~~, 1984.

William B. Fulton

My Commission Expires:

3 3 86

My Seal:

NORTH CAROLINA

FORSYTH COUNTY

I, William B. Fulton, a Notary Public of Randolph County, North Carolina, do hereby certify that Ray L. White and wife, Lela Ann White, each personally appeared before me this date and each acknowledged the due execution of the foregoing Modification of Declaration of Restrictive Covenants for Country Place.

Witness my hand and seal, this the 26 day of ^{July} ~~January~~, 1984.

William B. Fulton

My Commission Expires:

3 3 86

My Seal:

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

William B. Fulton

, Notary Public of

Randolph Co. N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1154, Page 586, This 27 day of August, 1984 at 5:45 o'clock PM

Annie Shaw, Register of Deeds

By Annie Shaw Register of Deeds