

Mail-  
E. R. Wall  
1570 Turn Oak Dr,  
King NC  
NC 27021

12  
STATE OF NORTH CAROLINA  
COUNTY OF RANDOLPH  
DECLARATION OF MODIFICATION OF  
RESTRICTIVE COVENANTS FOR  
COUNTRY PLACE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that E. R. WALL and wife, MILDRED B. WALL, BENNY R. COLLINS and wife, ELAINE COLLINS, BILLY B. BRITT and wife, VIOLA S. BRITT, ROBERT I. O'BRIEN and wife, BESSIE F. O'BRIEN, BILLY J. DUCKWORTH and wife, MARJORIE J. DUCKWORTH and WAYNE DENNIS and JACK L. SHARPE are the owners in fee simple of all the lots in a subdivision which is the subject matter of this instrument and DENNIS D. SEROIS and wife, BETTINO M. SEROIS have an unrecorded option to purchase a lot in said subdivision 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 same is recorded in the Office of the Register of Deeds of Randolph County in Plat Book 20 at Page 40;

KNOW FURTHER that Dennis D. Serois and wife, Bettino M. Serois, have an unrecorded option to purchase Lot 4 of said subdivision and E. R. Wall and wife, Mildred B. Wall, are the owners of the record title of said Lot 4; that Benny R. Collins and wife, Elaine Collins, are the owners of Lot 5, Billy B. Britt and wife, Viola S. Britt, are the owners of Lot 6, Robert I. O'Brien and wife, Bessie F. O'Brien, are the owners of Lot 92, Billy J. Duckworth and wife, Marjorie J. Duckworth, are the owners of Lot 102, Wayne Dennis and Jack L. Sharpe are the owners of Lots 93 and 110, and E. R. Wall and wife, Mildred B. Wall, are the owners of all the remaining lots in said subdivision;

KNOW FURTHER that the original owners of said subdivision 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 said owners later removed, modified and changed certain of those restrictive covenants set out in Deed Book 1117 at Page 457;

KNOW FURTHER that the present owners desire to AGAIN REMOVE, MODIFY AND CHANGE certain of those said restrictive covenants set out in Deed Book 1117 at Page 457 and later modified in Deed Book 1154 at Page 556 ;

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

1. New Paragraph Number 2 as it appears in the modification of restrictive covenants for Country Place Subdivision, as recorded in Deed Book at Page is deleted and this new Paragraph Number 2 is inserted in its place instead;

"No mobile homes shall be located or allowed to remain on lots other than 4, 5, 6, 92, 102, 93 and 110. On all other lots in said subdivision, only single family residential houses shall be located, built or constructed and no house shall be built, erected, altered or used unless it shall contain at least seven hundred (700) 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 said houses. All mobile homes located or allowed to remain upon the above numbered lots must contain not less than seven hundred (700) square feet and be no greater than eight (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 trailers may be placed upon those lots above listed 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."

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2. Section 9 of the Declaration of Restrictive Covenants for Country Place as recorded in Deed Book 1117 at Page 457 is deleted and the following new Paragraph 9 is inserted in its place and stead:

"Any restrictions, covenants and/or conditions hereinabove set forth may be removed, modified or changed only by securing and recording the written consent of the owners of all lots in said subdivision."

3. In the event of any conflict, inconsistency, or incontinuity between the said restrictive covenants recorded in Deed Book 1117 at Page 457, and Deed Book 1154 at Page 556 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.

4. All of the restrictive covenants recorded in Deed Book 1117 at Page 457 and Deed Book 1154 at Page 556, except for those restrictive covenants specifically removed, modified, or changed herein, are hereby ratified, confirmed and reestablished by said owners and are incorporated therein by reference.

IN WITNESS WHEREOF, E. R. Wall and wife, Mildred B. Wall, Benny R. Collins and wife, Elaine Collins, Billy B. Britt and wife, Viola S. Britt, Robert I. O'Brien and wife, Bessie F. O'Brien, Billy J. Duckworth and wife, Marjorie J. Duckworth, Wayne Dennis and wife, Ellen Dennis, Jack L. Sharpe and wife, Betty Sharpe, and Dennis D. Serois and wife, Bettino M. Serois, have hereunto set their hands and seals this the 27<sup>th</sup> day of MAY, 1987.

E. R. Wall (SEAL)  
E. R. Wall

Mildred B. Wall (SEAL)  
Mildred B. Wall

Benny R. Collins (SEAL)  
Benny R. Collins

Elaine Collins (SEAL)  
Elaine Collins

Billy B. Britt (SEAL)  
Billy B. Britt

Viola S. Britt (SEAL)  
Viola S. Britt

Robert I. O'Brien (SEAL)  
Robert I. O'Brien

Bessie F. O'Brien (SEAL)  
Bessie F. O'Brien

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X Billy T. Duckworth (SEAL)  
Billy T. Duckworth

Marjorie Duckworth (SEAL)  
Marjorie D. Duckworth

Jayne Dennis (SEAL)  
Jayne Dennis

Ellen Dennis (SEAL)  
Ellen Dennis

Jack L. Sharpe (SEAL)  
Jack L. Sharpe

Betty Sharpe (SEAL)  
Betty Sharpe

Dennis D. Sgrois (SEAL)  
Dennis D. Sgrois

Bettina M. Sgrois (SEAL)  
Bettina M. Sgrois

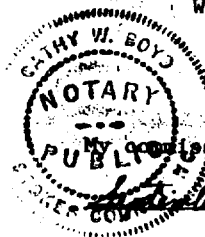
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NORTH CAROLINA

STOKES COUNTY

I, Cathy W. Boyd, a Notary Public of Stokes County, North Carolina, do hereby certify that E. R. Wall and wife, Mildred B. Wall, each personally appeared before me this date and each acknowledged the due execution of the foregoing Declaration of Modification of Restrictive Covenants for Country Place Subdivision.

Witness my hand and seal, this the 28 day of May, 1987.



Cathy W. Boyd  
Notary Public


NORTH CAROLINA

Randolph COUNTY

I, Arwilda H. Lott, a Notary Public of Randolph County, North Carolina, do hereby certify that Benny R. Collins and wife, Elaine Collins, each personally appeared before me this date and each acknowledged the due execution of the foregoing Declaration of Modification of Restrictive Covenants for Country Place Subdivision.

Witness my hand and seal, this the 4<sup>th</sup> day of June, 1987.

Arwilda H. Lott  
Notary Public



My commission expires:

MY COMMISSION EXPIRES JULY 6, 1991.

NORTH CAROLINA

Guilford COUNTY

I, Patsy Meyers Angel, a Notary Public of Guilford County, North Carolina, do hereby certify that Billy A. Britt and wife, Viola S. Britt, each personally appeared before me this date and each acknowledged the due execution of the foregoing Declaration of Modification of Restrictive Covenants for Country Place Subdivision.

Witness my hand and seal, this the 29<sup>th</sup> day of May, 1987.

Patsy Meyers Angel  
Notary Public



My commission expires:

MY COMMISSION EXPIRES NOV. 6, 1987.

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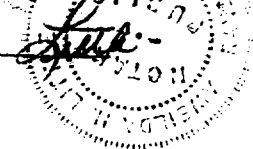
NORTH CAROLINA

Randolph COUNTY

I, Arwilda H. Lott, a Notary Public of Randolph County, North Carolina, do hereby certify that Robert I. O'Brien and wife, Bessie F. O'Brien, each personally appeared before me this date and each acknowledged the due execution of the foregoing Declaration of Modification of Restrictive Covenants for Country Place Subdivision.

Witness my hand and seal, this the 4<sup>th</sup> day of June, 1987.

Arwilda H. Lott  
Notary Public



My commission expires:

MY COMMISSION EXPIRES JULY 6, 1991.

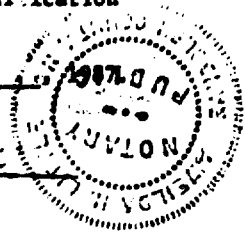
NORTH CAROLINA

Randolph COUNTY

I, Awilda Little, a Notary Public of Randolph County, North Carolina, do hereby certify that Billy J. Duckworth and wife, Marjorie J. Duckworth, each personally appeared before me this date and each acknowledged the due execution of the foregoing Declaration of Modification of Restrictive Covenants for Country Place Subdivision.

Witness my hand and seal, this the 4th day of June

Awilda N. Little  
Notary Public



My commission expires:

MY COMMISSION EXPIRES JULY 6, 1991

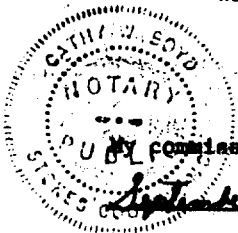
NORTH CAROLINA

001280 Randolph COUNTY

I, Cathy W. Boyd, a Notary Public of Stokes County, North Carolina, do hereby certify that Wayne Dennis and wife, Ellen Dennis, each personally appeared before me this date and each acknowledged the due execution of the foregoing Declaration of Modification of Restrictive Covenants for Country Place Subdivision.

Witness my hand and seal, this the 28 day of May, 1987.

Cathy W. Boyd  
Notary Public



My commission expires:

September 16, 1989

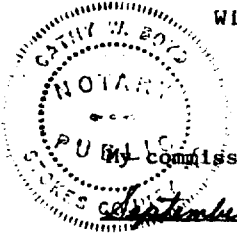
NORTH CAROLINA

Randolph COUNTY

I, Cathy W. Boyd, a Notary Public of Stokes County, North Carolina, do hereby certify that Jack L. Sharpe and wife, Betty Sharp, each personally appeared before me this date and each acknowledged the due execution of the foregoing Declaration of Modification of Restrictive Covenants for Country Place Subdivision.

Witness my hand and seal, this the 28 day of May, 1987.

Cathy W. Boyd  
Notary Public



My commission expires:

September 16, 1989

NORTH CAROLINA

Randolph COUNTY

I, Awilda N. Little, a Notary Public of Randolph County, North Carolina, do hereby certify that Dennis D. Serois and wife, Bettino M. Serois, each personally appeared before me this date and each acknowledged the due execution of the foregoing Declaration of Modification

or Restrictive Covenants for Country Place Subdivision.

Witness my hand and seal, this the 4th day of June, 1987.

Aweilda H. Little  
Notary Public



My commission expires:

MY COMMISSION EXPIRES JULY 6, 1991

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NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Cathy W. Boyd, H.P. Stoke, Co, N.C., Aweilda H. Little, N.P.  
Randolph Co, N.C., Patsy Meyers Angel, H.P. Guilford Co, N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1201  
Page 1276, This 4th day of June, 19 87 at 1:50 o'clock P. M.

Ann Shaw, Register of Deeds

By Elizabeth Cheryl East Register of Deeds