

Pick up Davidson

104

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

AMENDMENT TO
RESTRICTIVE COVENANTS

Kenyon Lawrence Davidson Jr. and wife, Donna C. Davidson, and Robert Lee Davidson, first being duly sworn, depose and say:

That they are citizens and residents of Randolph County, North Carolina, and are the owners of a tract or parcel of land in Asheboro Township, Randolph County, North Carolina, which has been subdivided, a plat of said subdivision being entitled "Ken-Lee Subdivision" and being recorded in Plat Book 27, Pages 34 and 35 in the Randolph County Registry.

That the said owners have heretofore caused to be placed on the said property certain restrictive covenants which are of record in Book 1190, Page 2042 of the Randolph County Registry; and

WHEREAS, the said owners wish to amend these restrictive covenants by the addition of the requirement that one story residences with less than 1,700 square feet must have a two (2) car garage under the central roof structure of the residence.

Covenant No. 10 as it appears in the restrictive covenants recorded in Book 1190, Page 2042:

10. All residences erected shall contain the following minimum square feet of heated living area exclusive of garage, porch, or carport areas: 1,500 square feet for one story residences; 1,600 square feet for one and one-half story residences; and, 1,700 square feet for two story residences; provided further that any two story, or one and one-half story, residences shall have a minimum of 900 square feet of first floor heated living area. The developers shall have the option to reduce the required size stated above by up to 200 square feet. Two copies of the proposed building plan shall be submitted to the developers, who shall either enter approval or rejection on one copy of the building plan and shall return the same to the lot owner within ten (10) business days of delivery to the developers. Developers shall keep one (1) copy of the plan for their records and for the purpose of determining if the building is accomplished according to the approved plan. No changes or alterations to the plan may be made without written approval of the developers.

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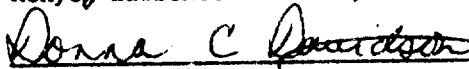
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10. All residences erected shall contain the following minimum square feet of heated living area exclusive of garage, porch, or carport areas: 1,500 square feet for one story residences; 1,600 square feet for one and one-half story residences; and, 1,700 square feet for two story residences; provided that any two story, or one and one-half story, residence shall have a minimum of 900 square feet of first floor heated living area. The developers shall have the option to reduce the required size stated above by up to 200 square feet. Provided further that any one story residence with less than 1,700 square feet must have a two (2) car garage under the central roof structure of the residence. Two copies of the proposed building plan shall be submitted to the developers, who shall either enter approval or rejection on one copy of the building plan and shall return the same to the lot owner within ten (10) business days of delivery to the developers. Developers shall keep one (1) copy of the plan for their records and for the purpose of determining if the building is accomplished according to the approved plan. No changes or alterations to the plan may be made without written approval of the developers.

From the date of this instrument, this amendment is made to better promote the plan of development of the property for the benefit of all owners of any portion of the said property and shall be binding upon the present owners, their successors, heirs and assigns, and shall run with the land and be binding on all future owners.

IN TESTIMONY WHEREOF, the parties hereto have set their hands and seal this the 23rd day of January, 1987.

 (SEAL)
Kenyon Lawrence Davidson, Jr.

 (SEAL)
Donna C. Davidson

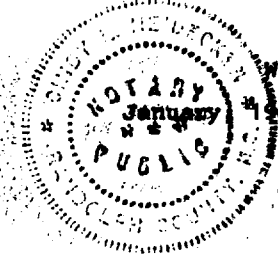
 (SEAL)
Robert Lee Davidson

800300

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, Cindy L. Heidecker, a Notary Public for said county and state aforesaid, do hereby certify that Robert Lee Davidson, personally appeared before me this day and acknowledged the due execution of the foregoing Amendment to Restrictive Covenants, for the purposes therein expressed.



WITNESS my hand and notarial seal, this 23rd day of

January 1987.

Cindy L. Heidecker
Notary Public

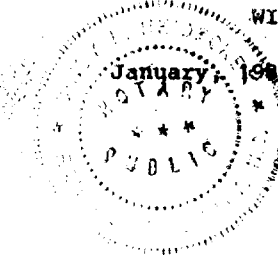
My Commission Expires:

6-10-90

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, Cindy L. Heidecker, a Notary Public for said county and state aforesaid, do hereby certify that Kenyon Lawrence Davidson, Jr. and Donna C. Davidson personally appeared before me this day and acknowledged the due execution of the foregoing Amendment to Restrictive Covenants, for the purposes therein expressed.



WITNESS my hand and notarial seal, this 23rd day of

January 1987.

Cindy L. Heidecker
Notary Public

My Commission Expires:

6-10-90

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of

Cindy L. Heidecker

Notary Public of

Randolph Co NC

is (are) entitled to be correct. This instrument was presented for registration and recorded in this office at Book 1214, Page 200, T. 9th day of February, 1988 at 2:35 o'clock P.M.

Ann Shaw, Register of Deeds

By Cookie Hall Deputy Register of Deeds