

NORTH CAROLINA

RANDOLPH COUNTY

AMENDED DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that this Amended Declaration of Restrictive Covenants is made this ~~11-16-95~~ day of November, 1995, by STUART M. LOVE and BETTY K. LOVE (hereinafter referred to as "DEVELOPERS");

W I T N E S S E T H:

WHEREAS, Developers are now the owners of that certain tract of land known as Hickory Ridge, as shown on a plat entitled "Hickory Ridge, Map 2," recorded in Plat Book 43, Page 46, Randolph County Registry (hereinafter "the property"); and

WHEREAS, Developers have previously recorded Restrictive Covenants pertaining to the property, said Restrictive Covenants recorded in Book 1416, Page 1543, Randolph County Registry; and

WHEREAS, Developers desire to amend said Restrictive Covenants as they pertain to the property, and said amendments to the restrictive covenants are to create a well-planned and regulated subdivision, in furtherance of a general plan and scheme of development, and for the protection and general welfare of the subdivision. The Developers desire to restrict the use of the property described herein for the use and benefit of the Developers and any person acquiring an ownership therein and their respective heirs, successors and assigns.

NOW, THEREFORE, the Developers declare that the Restrictive Covenants recorded in Book 1416, Page 1543, Randolph County Registry, as they apply to the property are hereby amended as follows:

1. All restrictive covenants contained in that Declaration of Restrictive Covenants recorded in Book 1416, 1543, Randolph County Registry, shall remain in full force and effect.

2. No livestock shall be permitted on any lot containing two (2) or fewer acres.

3. All lots shall be restricted to use for single-family dwellings only, with a limit of one dwelling per lot.

4. Outbuildings for domestic use and for household pets must be architecturally compatible with the single-family dwelling. No unsightly building materials may be used.

5. No dwelling shall be erected or allowed to remain on said property if the area of the main structure, exclusive of one-story open porches and garages, shall be less than 1400 square feet.

6. Developers reserve an easement for and the right at any time in the future to grant rights-of-way for installation and maintenance of public utilities across, on or under said property at a distance of not more than five (5) feet from the front line thereof.

7. No sign board of any description may be displayed on any residential lot with the exception of a sign "For Sale" or "For Rent", which sign shall not exceed two feet by three feet, except development signs.

8. No nuisance or offensive, noisy or illegal trade, calling or transacting will be done, suffered or permitted upon the lands in said subdivision, nor shall any lot or part of said subdivision be used or occupied injuriously to affect the use, occupation or value of the adjoining or adjacent premises for residential purposes or the neighborhood wherein said premises are situated.

All the restrictions contained in this Amended Declaration of Restrictive Covenants shall be appurtenant to and shall run with the lands and shall be binding upon and inure to the benefit of all owners, their heirs, successor and assigns, and shall continue in full force and effect for a period of twenty-five (25) years from the date of recordation of this document.

This Amended Declaration of Restrictive Covenants shall apply only to Hickory Ridge, Map 2, as shown on plat recorded in Plat Book 43, Page 46, Randolph County Registry.

IN WITNESS WHEREOF, the Developers have hereunto set their hands and seals, the date and year first above written.

Stuart M. Love (SEAL)
Stuart M. Love
Betty K. Love (SEAL)
Betty K. Love

NORTH CAROLINA

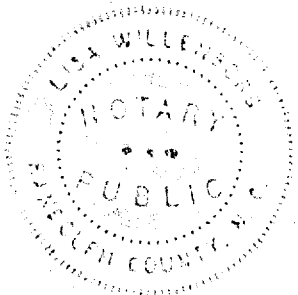
RANDOLPH COUNTY

I, a Notary Public for said County and State, do hereby certify that Stuart M. Love and Betty K. Love personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 16th day of November, 1995.

Lisa Willenberg
Notary Public

My Commission expires: 10-1-97



NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Lisa Willenberg, NP.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1439,
Page 1412, This 30th day of November, 19 95 at 1:39 o'clock P.M.

By Ann Shaw, Register of Deeds
Sail Kirby Deputy Register of Deeds