

Prepared by and Hold for: Kristoff Law Offices, P.A.

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WALKER WOODS COMMUNITY**

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Walker Woods Community is made and entered into this 11th day of January, 2006, by Walker Woods Development, LLC, a North Carolina Limited Liability Company, hereinafter referred to as “**Declarant**”, authorized to do and doing business in Johnston County, North Carolina;

WITNESSETH:

THAT WHEREAS, Declarant is the developer of all of the lots in Walker Woods Community (“**Walker Woods**”), Section One, being in Wilders Township, Johnston County, North Carolina, and more particularly described by a map recorded in Plat Book 65, Pages 196 through 198, Johnston County Registry; and

WHEREAS, Declarant heretofore declared, gave, granted, and conveyed for said Lots a Declaration of Covenants, Conditions and Restrictions (the “**Declaration**”) for the benefit of Walker Woods, as recorded in Deed Book 2797, Page 1, Johnston County Registry; and

WHEREAS, Declarant contemplated in the Declaration that the minimum and maximum square footage would be based upon heated square footage only; and

WHEREAS, homes are being constructed in Walker Woods with finished or unfinished (to be finished later) attics and/or basements, which additional spaces should not, even if heated, be included in the counted

square footage for the homes constructed or to be constructed; and

WHEREAS, under Section 16.1 of the Declaration, the Declarant has the right to amend the covenants under certain terms and conditions, which terms and conditions have been met; and

WHEREAS, the Declarant desires to amend the Declaration to provide for minimum and maximum square footage to include "core" square footage, whether heated or unheated.

NOW, THEREFORE, Declarant hereby amends the Declaration for Walker Woods as recorded in Deed Book 2797, Page 1, Johnston County Registry, as follows:

The first two sentences of paragraph (j) of Exhibit "C" to the Declaration entitled "Initial Use Restrictions and Rules" are hereby deleted in their entirety and inserting in lieu thereof, the following:

(j) No dwelling house shall be erected on any Unit within the Properties having less than 2,250 square feet of "Core Living Space" as defined in this paragraph, nor more than 3,500 square feet of "Core Living Space", unless otherwise approved by Flowers in writing. "Core Living Space" is defined as the living area of the first and second floors of the house, whether heated or unheated, but shall specifically not include garages, crawlspaces, basements and/or attics.

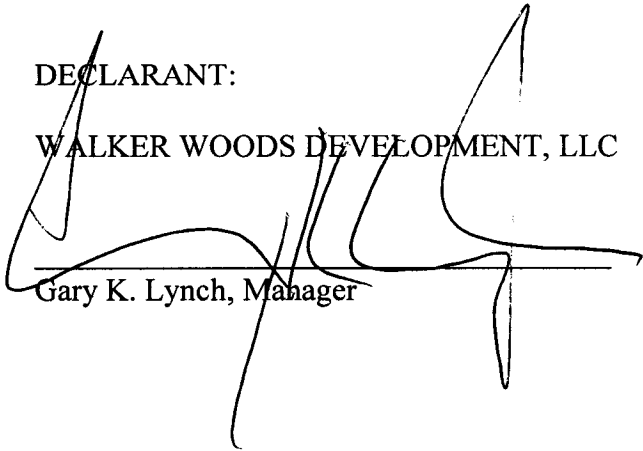
Except as modified herein, the Declaration shall remain in full force and effect.

IN TESTIMONY WHEREOF, Declarant has caused this instrument to be executed on this 11th day of January, 2006.

DECLARANT:

WALKER WOODS DEVELOPMENT, LLC

By:

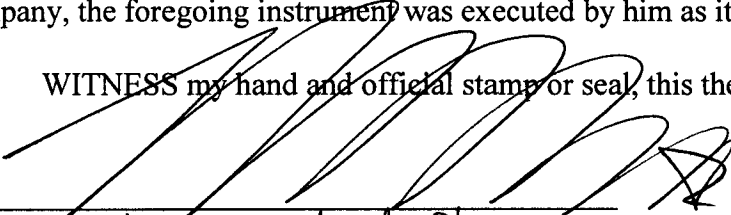


Gary K. Lynch, Manager

NORTH CAROLINA
JOHNSTON COUNTY

I, a Notary Public in and for said County and State aforesaid, do hereby certify that Gary K. Lynch personally appeared before me this day and acknowledged that he is Manager of Walker Woods Development, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the company, the foregoing instrument was executed by him as its Manager.

WITNESS my hand and official stamp or seal, this the 11th day of January, 2006.



Notary Public Lawrence E. Kristoff II
My Commission Expires: 3/29/2010

