

Prepared by/Record and return to:

River Dell Company
4880 N.C. 42 East
Clayton, N.C. 27520

_____**THIS SPACE FOR RECORDER'S USE**_____

STATE OF NORTH CAROLINA

Cross References: Deed Book: 1615
Page: 609

COUNTY OF JOHNSTON

**AMENDMENT TO THE
DECLARATION OF EASEMENTS AND
COVENANTS TO SHARE COSTS
FOR FLOWERS' PLANTATION**

THIS AMENDMENT is made as of the date set forth below by Rebecca Dell Flowers, formerly known as Rebecca Flowers Finch ("**Declarant**").

WHEREAS, Declarant recorded that certain Declaration of Easements and Covenants to Share Costs for Flowers' Plantation in Deed Book 1615 at Page 609, *et seq.*, in the office of Register of Deeds, Johnston County, North Carolina, on July 11, 1997, as it may be amended from time to time ("**Declaration**"); and

WHEREAS, pursuant to the terms of Section 5.3 of the Declaration, so long as Declarant owns property described on Exhibit "A" or Exhibit "B" to the Declaration, Declarant may unilaterally amend the Declaration for any purpose; provided such amendment does not materially adversely affect the substantive or contractual rights of any Owner subject to the Declaration without such Owner's consent; and

WHEREAS, the Declarant owns property described on Exhibit "B" to the Declaration and the amendment does not materially adversely affect the substantive or contractual rights of any Owner; and

WHEREAS, Declarant has not assigned any of her rights as Declarant under the Declaration to any person or legal entity, including, without limitation, the Flowers' Plantation Foundation; and

WHEREAS the Declarant desires to amend the Declaration;

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby amends the Declaration as provided herein. All property subject to the Declaration shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration, as amended, which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, including the Flowers' Plantation Foundation, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

1.

Sections 2.2(a) of the Declaration is hereby amended by striking said section in its entirety and replacing it with the following:

(a) the buffers extending along the road known as "Neuse River Parkway" (also known as North Carolina State Road 1704) from its intersection with North Carolina State Road 42 until such point where Neuse River Parkway becomes a private road and from such point to its planned intersection with "Buffalo Road" (also known as North Carolina State Road 1003), as established by the Development Agreement for Flowers' Plantation recorded in Deed Book 1615 at Page 601, *et seq.*, in the office of Register of Deeds, Johnston County, North Carolina, as amended ("**Development Agreement**"), collectively referred to as the "**Neuse River Parkway Buffer Zone**," excluding any such buffers the maintenance of which has been assigned or delegated to an Association Entity in a written instrument recorded in the Office of the Register of Deeds of Johnston County, North Carolina;

2.

Sections 2.2(b) of the Declaration is hereby amended by striking said section in its entirety and replacing it with the following:

(b) all landscaping, vegetation, and aesthetic maintenance of the Neuse River Parkway Buffer Zone;

3.

Sections 2.2(c) of the Declaration is hereby amended by striking said section in its entirety and replacing it with the following:

(c) the brick entrance walls and white fences located at the entrance to Flowers' Plantation and running along North Carolina State Road 42;

4.

Sections 2.2(d) of the Declaration is hereby amended by striking said section in its entirety and replacing it with the following:


(d) all trails, walkways, paths, or recreational improvements, if any, located in River Parkway Buffer Zone;

5.

Sections 2.2(g) of the Declaration is hereby amended by striking said section in its entirety and replacing it with the following:

(g) any other community-wide amenities (including, but not limited to, the buffers/open space areas abutting the road known as "South Murphrey Road" (also known as North Carolina State Road 1703) from its intersection with Neuse River Parkway to such point as South Murphrey Road no longer runs within Flowers' Plantation) or recreational facilities shared jointly by all Association Entities, their members and Other Owners, as such may be designated by Declarant.

IN WITNESS WHEREOF, Declarant executes this instrument under seal this the 20th day of May, 2011.

DECLARANT: Rebecca Dell Flowers, formerly known as
Rebecca Flowers Finch, individually
 [SEAL]
Rebecca Dell Flowers

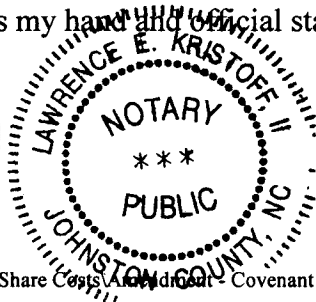
STATE OF NORTH CAROLINA

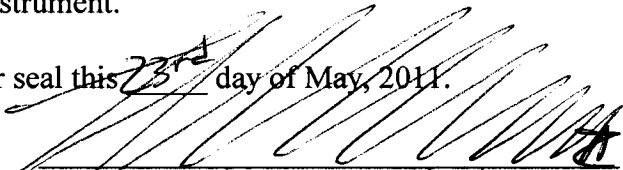
COUNTY OF JOHNSTON

I, the undersigned Notary Public of the aforesaid County and State, do hereby certify that Rebecca Dell Flowers, personally appeared before me this day and acknowledged that she, in her individual capacity, executed the foregoing instrument.

Witness my hand and official stamp or seal this 23rd day of May, 2011.

[NOTARY SEAL]




Notary Public Lawrence E. Kristoff, II
My Commission Expires: 3/29/2015