

Johnston County, North Carolina
CRAIG OLIVE Register of Deeds
The following certificate(s) of

LAURA K HOWELL

notary/notaries public
is/are certified to be correct.

Sandra P. Sullivan
Deputy - Assistant - Register of Deeds

FILED May 09, 2005
AT 03:55:00 pm
BOOK 02894
START PAGE 0968
END PAGE 0969
INSTRUMENT # 66824

Prepared by and Mail to: Laura K. Howell, P. O. Box 1289, Wendell, NC 27591

NORTH CAROLINA
JOHNSTON COUNTY

ENV

**AMENDMENT TO RESTRICTIVE
COVENANTS FOR NORTH FARM SUBDIVISION**

This Amendment to Declaration made and entered into this 29th day of April, 2005, by DWF Development, Inc., a North Carolina Corporation, 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 North Farm Subdivision, Phase I, being in Wilders Township, Johnston County, North Carolina, and more particularly described by a map recorded in Plat Book 65, Page 270, Johnston County Registry; and

WHEREAS, Declarant heretofore declared, gave, granted, and conveyed for said Lots certain restrictive covenants for the benefit of said subdivision, as recorded in Book 2799, Page 581, Johnston County Registry; and

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

WHEREAS, homes are being constructed in said subdivision 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, per the Covenants, 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 Covenants to provide for minimum and maximum square footage to include "core" square footage, whether heated or unheated;

NOW, THEREFORE, Declarant hereby amends said restrictive covenants for North Farm Subdivision, Phase I, as recorded in Book 2799, Page 581, Johnston County Registry, as follows:

By deleting the first two sentences of paragraph (j) of Exhibit "C" entitled "Initial Use Restrictions and Rules", and inserting in lieu thereof, the following:

(j) No dwelling house shall be erected on any Unit within the Properties having less than 1,400 square feet of "Core Living Space" as defined in this paragraph, nor more than 1,850 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.

IN TESTIMONY WHEREOF, Declarant has caused this instrument to be executed, by authority of its Board of Directors, this the 29th day of April, 2005.

DECLARANT:

DWF DEVELOPMENT, INC.

BY: Rebecca D. Flowers
Rebecca D. Flowers, President

NORTH CAROLINA

JOHNSTON COUNTY

WAKE

I, a Notary Public in and for said County and State aforesaid, do hereby certify that Rebecca D. Flowers personally appeared before me this day and acknowledged that she is President of DWF Development, Inc., a North Carolina Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was executed in its corporate name by her as its President, by authority of its Board of Directors.

WITNESS my hand and official stamp or seal, this the 29th day of April, 2005.

Laura K. Howell
Notary Public

My Commission Expires: 11-11-2007

