

M-Kirk Odum
400 NC Hwy 42 West
Clayton NC

BOOK 1723 PAGE 300

18482

AMENDMENT TO RESTRICTIVE COVENANTS
FOR THE GARDENS AT FLOWERS PLANTATION, SECTION TWO

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

SECTION TWO - LOTS 26-35, 37-71, 75-81

This declaration was made on the date hereinafter set forth by Neuse Park Development, LLC., hereinafter referred to as "Declarant."

WITNESSETH:

Declarant is the owner of Lots 26 through 35, 37 through 71, and 75 through 81 of The Gardens at Flowers Plantation, Section Two, described in Exhibit "A"; lying and being in Wilders Township, Johnston County, North Carolina as surveyed by plat prepared by Dennis R. Blackmon, Registered Land Surveyor, according to plat recorded in Plat Book 52, page 238 of the Johnston County Registry.

Now, therefore, Declarant hereby declares that all of the properties referred to above and described in Exhibits "A" and such portions of property which may be annexed in the future shall be held, sold and conveyed subject to the following amended easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

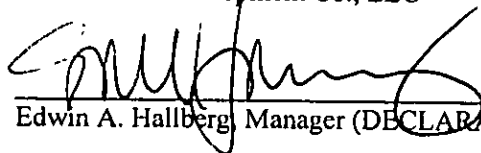
The "Restrictive Covenants For The Gardens At Flowers Plantation, Section Two" originally recorded in Book 1717, page 709, Johnston County Registry, are hereby amended as follows:

1. Article VI, Section 3, is hereby amended to state as follows: Each lot shall be subject to the following setbacks:
 - a. No building or structure shall be erected or located any closer than 35 feet from the front property line.
 - b. No building or structure shall be erected any closer than 12 feet from the side property line.
 - c. No building or structure shall be erected any closer than 15 feet from the property line abutting a side street.
 - d. No building or structure shall be erected any closer than 30 feet from the rear property line.

The side property line setback of 12 feet shall have an allowable variance of Seventeen (17%) percent and shall be allowable only upon approval by the Declarant herein so long as Declarant herein owns any of the lots described in Exhibit A, and thereafter, by the Architectural Committee.

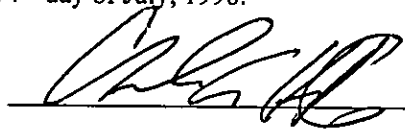
With the exception of the amendment provided for above, the "Restrictive Covenants For The Gardens At Flowers Plantation, Section Two" originally recorded in Book 1717, page 709, Johnston County Registry, shall remain in full force and effect as originally set out therein.

Neuse Park Development Co., LLC


Edwin A. Hallberg, Manager (DECLARANT)

NORTH CAROLINA, Johnston County.

I, a Notary Public of the County and State aforesaid, certify that Edwin A. Hallberg, Manager of Neuse Park Development Co., LLC Declarant, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of July, 1998.

 Notary Public

My commission expires: 04/24/01



State of North Carolina - Johnston County
The foregoing certificate(s) of Charles E. Hopkins Jr
Notary (Notaries) Public is (are) certified to be correct.
This instrument was presented for registration and recorded
in Book 1723 Page 300
This July 7 1998 at 2:05 PM
Phyllis Howell Register of Deeds By Clayton W. Foster Deputy Register of Deeds

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Exhibit A

BEING all of lots 26 through 35, 37 through 71, and 75 through 81 of The Gardens at Flowers Plantation, Section Two, lying and being in Wilders Township, Johnston County, North Carolina as surveyed by plat prepared by Dennis R. Blackmon, Registered Land Surveyor, according to plat recorded in Plat Book 52, page 238 of the Johnston County Registry.