

Prepared by: Bratcher Adams Folk PLLC

Return to: Flowers Plantation Foundation, Inc., 4880 NC Hwy 42 East, Clayton, NC 27527

STATE OF NORTH CAROLINA  
COUNTY OF JOHNSTON

**AMENDMENT TO DECLARATION OF  
EASEMENTS AND COVENANT TO SHARE COSTS  
FOR FLOWERS PLANTATION**

This Amendment to Declaration of Easements and Covenant to Share Costs for Flowers Plantation (this "Amendment") is made and entered into as of the date set forth in the notary acknowledgment on the following page, by Rebecca D. Flowers, an individual (formerly known as Rebecca Flowers Finch), hereinafter referred to as "Declarant", DWF Development, Inc., a North Carolina corporation ("DWF") and by Flowers Plantation Foundation, Inc., a North Carolina nonprofit corporation (the "Foundation"), with respect to whatever rights, if any, the Foundation may have as a Declarant or otherwise under the "Declaration" (as defined herein).

**WITNESSETH:**

WHEREAS, Declarant executed that certain Development Agreement for Flowers Plantation which is recorded in Deed Book 1615, Page 601, et seq., Johnston County Registry, on July 11, 1997, as amended as amended and supplemented from time to time (collectively the "Declaration"); and

WHEREAS, Section 5(d) of the Declaration provides that the Declaration may be amended "unilaterally" by Declarant "so long as Declarant owns at least 5% of the property described in Exhibit A" to the Declaration; and

WHEREAS, Declarant currently owns property described in Exhibit A to the Declaration; and

WHEREAS, the Declarant now wishes to amend the Declaration to specify the conditions under which individual residential neighborhoods may establish gates;

NOW, THEREFORE, pursuant to the provisions of Section 5(d) of the Declaration, Declarant hereby amends the Declaration as follows:

1. Section 3(c) entitled "Entry Features" is hereby amended to add the following:

Neighborhoods may have individual entry gates, provided that all entry gates: (i) shall either be held open from dawn until dusk or be manned by security staff at all times, and (ii) shall be subject to the prior written approval of Declarant as to location and appearance.

2. Pursuant to Section 5(d) of the Declaration, no member approval is required for this amendment to be effective.

3. Except as specifically amended herein, the Declaration shall remain and continue in full force and effect.

[signatures on following pages]

IN WITNESS WHEREOF, the undersigned Declarant, DWF and the Foundation have caused this instrument to be executed as of the day and year indicated in the acknowledgement block below.

DWF Development, Inc., a North Carolina corporation

By: Rebecca D. Flowers  
Name: Rebecca D. Flowers  
Title: President

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

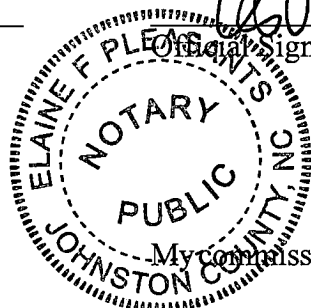
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Rebecca D. Flowers.**

Date: 3/5/20

Elaine F. Pleasants

Signature of Notary Public

Elaine F. Pleasants  
Notary printed or typed name



My Commission expires: 5/13/23

IN WITNESS WHEREOF, the undersigned Declarant and Foundation have caused this Amendment to be executed as of the day and year indicated in the acknowledgement block below.

DECLARANT

*Rebecca D. Flowers*  
Rebecca D. Flowers, as individual

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Rebecca D. Flowers.**

Date: 3/5/20

*Elaine F. Pleasant*  
Official Signature of Notary Public

Elaine F. Pleasant  
Notary printed or typed name

My commission expires: 5/13/23

IN WITNESS WHEREOF, the undersigned Declarant and Foundation have caused this Amendment to be executed as of the day and year indicated in the acknowledgement block below.

FOUNDATION

Flowers Plantation Foundation, Inc., a North Carolina corporation

By: Rebecca D. Flowers  
Name: Rebecca D. Flowers  
Title: President

STATE OF NORTH CAROLINA

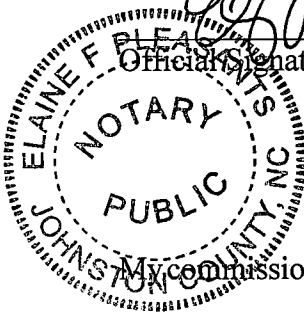
COUNTY OF JOHNSTON

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Rebecca D. Flowers.**

Date: 3/5/20

Elaine F. Pleasants  
Notary printed or typed name

Elaine F. Pleasants  
Official Signature of Notary Public



My commission expires: 5/13/23