

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 DEVELOPMENT AGREEMENT
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 (i) 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 and supplemented from time to time (the "Declaration"); and (ii) that certain Amendment to Development Agreement for Flowers Plantation which is recorded in Book 1970, Page 599, Johnston County Registry (the "Architectural Guidelines"); 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 clarify the applicability of use restrictions previously established in the Architectural Guidelines;

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

Submitted electronically by "Poyner Spruill LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Johnston County Register of Deeds.

No Residential Lot shall be used except for residential purposes. "Residential Lot" shall mean a lot shown on a recorded plat of a subdivision for which recorded restrictive covenants clearly intend the subdivision to be for residential use. This section is not intended to affect non-residential use of any non-residential tract in Flowers' Plantation.

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

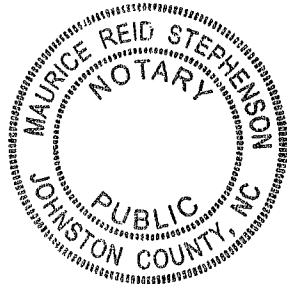
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Rebecca D. Flowers.**

Date: September 3, 2020

Maurice Reid Stephenson
Official Signature of Notary Public

Maurice Reid Stephenson
Notary printed or typed name

My commission expires: 9/20/2022



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

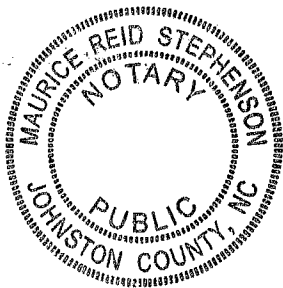
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IN WITNESS WHEREOF, the undersigned Declarant and Foundation have caused this Amendment to be executed as of the day and year indicated in the acknowledgement block below.

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

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