

AMENDMENT TO RESTRICTIVE COVENANTS
PERSON COUNTY, NORTH CAROLINA

This declaration and agreement, made and entered into this the 31st day of October, 1991, by and between Bernard G. Gentry and wife, Mary K. Gentry, hereinafter referred to as "Developers", Carl Loftis and wife, Sheila Loftis, Larry K. Cash and wife, Denise C. Cash, Ted C. Cope and wife, Marsha P. Cope, Susan Broach, Carl W. Small and wife, Ruth P. Small, and James C. Henningson and wife, Margaret M. Henningson, hereinafter collectively referred to as owners, "parties of the first part", and ALL SUCCESSORS IN TITLE and their respective heirs, successors and assigns of lots included within the lands hereinafter described, "parties of the second part":

W I T N E S S E T H:

THAT WHEREAS, the Developers heretofore adopted and recorded those Restrictive Covenants dated March 25, 1986 in Deed Book 185 at Page 983, Person County Registry with the intent and purpose of subjecting the parcels of land described therein to certain building and development restrictions to the end of creating and maintaining a residential subdivision of high quality and harmonious architectural design;

AND WHEREAS, it was the original intent of the Developers that all residential structures constructed upon all lots described in the original restrictive covenants would be of pre-cut natural log exteriors and all lots owned by the owners have constructed thereon log homes in strict accordance with the aforesaid restrictive covenants;

AND WHEREAS, the Developers have come to the realization that the market appeal of log homes is not as strong and extensive as they had envisioned and the realistic prospect is that an all log home subdivision is no longer feasible within a reasonable amount of time and it is in the best interest of all present and future property owners within the subdivision that the subdivision be fully developed within a reasonable amount of time;

AND WHEREAS, the Developers have requested of the owners that they agree to and join in an amending of the aforesaid restrictive covenants to allow for the construction of residential structures within the subdivision that are of exterior materials other than pre-cut natural logs but would be compatible and harmonious with the existing log homes and all parties have so agreed;

NOW, THEREFORE, the parties of the first part, for themselves, their heirs, successors and assigns, and for the mutual benefits hereinabove stated, hereby modify and amend those restrictive covenants dated March 25, 1986 and recorded in Deed Book 185 at Pages 983 - 986 as follows:

1. Article I of said restrictive covenants is hereby amended and modified to read as follows:

ARTICLE I

The lands to which these covenants shall apply are described as follows:

PARCEL 1.

Lying and being in Flat River Township, Person County, North Carolina on the east side but not adjoining N.C. State Road #1123 and being all of what are shown and designated as LOTS NO. A, B, C, D, E, F, G, H, I, J, K