

DEED BOOK 175 PAGE 518

04035

DRAFTED BY BRANT H. GODFREY

NORTH CAROLINA	)	<b>AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK VALLEY</b>
	)	
DAVIE COUNTY	)	

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Oak Valley, is made this 2<sup>nd</sup> day of July, 1994, by Oak Valley Associates, Limited Partnership, hereinafter called "Declarant."

**W I T N E S S E T H :**

WHEREAS, Declarant herein caused a Declaration of Covenants, Conditions and Restrictions for Oak Valley to be recorded in Book 175, Page 143, Davie County Registry; and

WHEREAS, Declarant reserved the right to impose additional Restriction Covenants upon individual platted neighborhoods within Oak Valley.

NOW, THEREFORE, Declarant herein imposes the following additional restrictions on those properties contained in Map of Oak Valley, Section 8, Lonetree, as recorded in Plat Book 6, Page 96, Davie County Registry:

1. Each residence must utilize water-conservative fixtures and low-flush toilets.
2. No residence shall be constructed on any Lot containing less than the following minimum or more than the following maximum square footages of heated living area:

for a 1-story dwelling: a minimum of 1500 square feet and a maximum of 2000 square feet;

for a 1-1/2 story dwelling: a minimum of 1700 square feet and a maximum of 2400 square feet;

for a 2-story dwelling: a minimum of 1700 square feet and a maximum of 2400 square feet; and

for a split level dwelling: a minimum of 1500 square feet and a maximum of 2000 square feet.

The above square footage restrictions do not include area finished in a basement or lower level. The Split Level minimum/maximum

are for the two principal levels of the dwelling. The maximum square footage restriction shall expire 5 years from the date of recordation of this Amendment.

IN WITNESS WHEREOF, Oak Valley Associates, Limited Partnership, has caused this Amendment to the Declaration of Covenants, Conditions and Restrictions for Oak Valley to be executed this 20<sup>th</sup> day of July, 1994.

OAK VALLEY ASSOCIATES, LIMITED PARTNERSHIP

By: RIDGE RUN PROPERTIES, INC., General Partner

By: C. I. R.  
President

Attest:

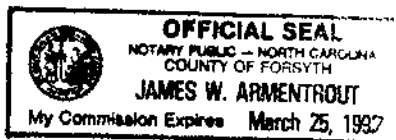
Kimberly R. Shore  
Secretary

NORTH CAROLINA, DAVIE COUNTY

I, James W. Armentrout, a Notary Public for Forsyth County, North Carolina, do hereby certify that Kimberly R. Shore personally came before me this day and acknowledged that he is 1994 Secretary of RIDGE RUN PROPERTIES, INC., a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested to by Kimberly R. Shore as its 1994 Secretary. Witness my hand and notarial seal, this the 20<sup>th</sup> day of July, 1994.

James W. Armentrout  
Notary Public

My Commission Expires: 7/25/97



STATE OF NORTH CAROLINA, DAVIE COUNTY

The foregoing certificate of James W. Armentrout Notary Public of Forsyth County is certified to be correct. This instrument was presented for registration on July 21, 1994 at 11:53 A.M. and recorded in Deed Book 175 page 518.

HENRY L. SHORE, REGISTER OF DEEDS

BY: Maitha J. Smith deputy