

DRAFTED BY: James W. Armentrout  
 RETURN TO: James W. Armentrout, Ramey, Inc.  
 P. O. Box 10; Bethania, NC 27010

**NORTH CAROLINA ) AMENDMENT TO THE DECLARATION OF**  
**DAVIE COUNTY ) COVENANTS, CONDITIONS AND RESTRICTIONS**  
**) FOR OAK VALLEY**

This Amendment to the Declaration of Covenants, Conditions, and Restrictions for Oak Valley, is made this 14<sup>th</sup> day of August, 1998, 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 Restrictive Covenants upon individual platted neighborhoods within Oak Valley.

NOW, THEREFORE, Declarant herein imposes the following additional restrictions on those properties contained on a Map of Oak Valley, Section 12, Hiddenbrooke (Phase 2) as recorded in Plat Book 7, Page 46, Davie County Registry:

1. Each residence must utilize water-conservative fixtures and low-flush toilets;
2. No residence shall be constructed on Lots 456, 457, 458 and 459 which contains less than the following minimum square footages of heated living area:
  - (a) For a 1-story dwelling: a minimum of 2,500 square feet; and
  - (b) For all other dwellings: a minimum of 3,000 square feet.
3. No residence shall be constructed on any other lot which contains less than the following minimum square footages of heated living area:
  - (a) For a 1-story dwelling: a minimum of 2,200 square feet;
  - (b) For a 1½-story dwelling: a minimum of 2,900 square feet;
  - (c) For a 2-story dwelling: a minimum of 2,900 square feet; and
  - (d) For a split level dwelling: a minimum of 2,200 square feet.

The square footage restrictions in paragraphs 2 and 3 do not include areas finished in a basement or lower level.

4. Any restriction, covenant or condition hereinabove set forth may be extended, removed, modified or changed by securing the written consent of the Developer, which written consent, if given, shall be duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Davie County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of the Developer. The Developer may convey its right to remove, modify or change any restriction, condition or covenant of this instrument to any person, firm or

corporation by instrument in writing duly recorded in the Office of the Register of Deeds of Davie County, North Carolina.

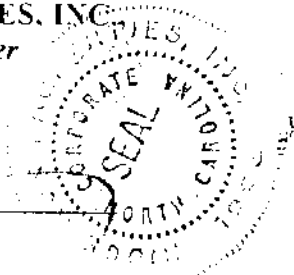
IN WITNESS WHEREOF, Oak Valley Associates Limited Partnership has caused this Amendment to the Declaration of Covenants, Conditions and Restrictions for Oak Valley to be executed the day and year first above written.

OAK VALLEY ASSOCIATES  
LIMITED PARTNERSHIP  
BY: RIDGE RUN PROPERTIES, INC.  
Managing General Partner

ATTEST:

By: *Dina Ramsey*  
Secretary

By: *[Signature]*  
President



[AFFIX CORPORATE SEAL]

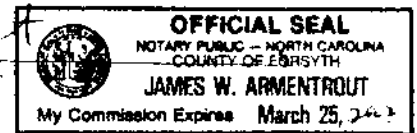
NORTH CAROLINA - ~~DAVIE~~ <sup>Forsyth</sup> COUNTY

I, James W. Armentrout, a Notary Public for the aforesaid County and State, do hereby certify that Dina Ramsey personally appeared before me this day and acknowledged that she is Secretary of Ridge Run Properties, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation acting as Managing General Partner of OAK VALLEY ASSOCIATES LIMITED PARTNERSHIP, a North Carolina limited partnership, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by ~~her~~ as its Secretary.

Witness my hand and notarial seal or stamp, this the 14<sup>th</sup> day of August, 1998.

My Commission Expires: 3/25/2002  
[Affix Notarial Seal/Stamp]

*[Signature]*  
Notary Public



STATE OF NORTH CAROLINA - COUNTY OF DAVIE

The foregoing certificate of James W. Armentrout Notary Public of Forsyth County, NC is ~~not~~ certified to be correct. Filed and recorded in Deed Book 205 page 338.

This the 28 day of August, 1998, at 11:11 A.M.

Henry L. Shore, Register of Deeds

By: *Louis C. Williams*  
~~Deputy~~ Assistant