

Type: CONSOLIDATED REAL PROPERTY
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Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1645 PG 444 - 446

Prepared by & Return to: Warren Shackleford & Thomas, PLLC
P.O. Box 1187, Wake Forest, NC 27588

NORTH CAROLINA
GRANVILLE COUNTY
AMENDMENT TO THE RESTRICTIVE
COVENANTS FOR SILVERLEAF SUBDIVISION

THIS AMENDMENT TO THE RESTRICTIVE COVENANTS FOR SILVERLEAF SUBDIVISION is made on the date hereinafter set forth by SILVERLEAF OF GRANVILLE, LLC (hereinafter referred to as "Declarant");

WITNESSETH:

WHEREAS, Declarant previously recorded the Restrictive Covenants for Silverleaf Subdivision in Book 1455, Page 789, Granville County Registry, on January 15, 2013, (hereinafter referred to as the "Declaration"); and

WHEREAS, Declarant may amend the Declaration without the consent of any Members pursuant to Article X Section 4 of the Declaration; and

WHEREAS, Declarant desires to amend the Declaration for clarification of certain terms within the Declaration itself and wishes to provide certain assurance as set out herein;

NOW, THEREFORE, Declarant hereby declares the Declaration to be amended as follows:

1. The title of the Declaration recorded in Book 1455 Page 789 is hereby amended to correct the typographical error of the Phase from "Phase II" to "Phase IV".

2. Article VII, Section 4 is hereby amended to extend the assessment condition exemption date to the year 2025.
3. Article VII, Section 4 is hereby amended by adding the following paragraph:
“Neither Declarant nor Steven Hayes Builder, Inc. shall not be subject to any assessments for any lots Declarant fails to sell to any third-party buyer or builder and which remain under the ownership of either Declarant, Steven Hayes Builder, Inc. or any subsequently created entity to replace Steven Hayes Builder, Inc. This exception condition shall terminate on January 1, 2025 unless otherwise amended by Declarant.”
4. Article V is hereby amended to add the following language to the first sentence:
“Steven Hayes Builder, Inc. is hereby specifically excluded from the compliance of the use and building restriction rules and regulations for the initial build-out of any lots henceforth following the recording of this Amendment. Any future build-out, renovation or modification to a lot, whether by Steven Hayes Builder, Inc., any successor to said entity or any other third party builder, shall be subject to the use and building restrictions and rules as defined in the Declaration.”

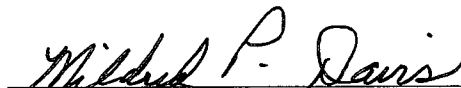
Other than the Amendments described herein above, the remainder of the Declaration shall remain in full force and effect.

Declarant also hereby makes the following representations:

1. As of the recording of this Amendment to the Declaration, Declarant hereby acknowledges that “Declarant Development Period” as defined in Article 1, Section 7 is still in effect as of the date of this Amendment.
2. As of the recording of this Amendment to the Declaration, Declarant hereby acknowledges that no Notice of Termination of Declarant Development Period has been recorded in the Granville County Registry nor has Declarant assigned all rights reserved herein to the Association as of this filing date.

IN WITNESS WHEREOF, the undersigned, being the Declarants and any spouses thereof, have signed this instrument this the 8 day of June, 2017.

AS TO THE DECLARANT: SILVERLEAF OF GRANVILLE, LLC


By: Mildred P. Davis, Manager-Member

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, James S. Warren, a Notary Public for the County of Wake, State of North Carolina, certify that MILDRED P. DAVIS, Manager-Member of SILVERLEAF OF GRANVILLE, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that she is Manager-Member of the entity above and has the authority to executed the above and being so authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

Witness my hand and official stamp or seal, this the 8 day of June, 2017

James S. Warren
Notary Public

My commission expires: 10-3-2020

