

Book
1110 Page
0663NORTH CAROLINA
FRANKLIN COUNTYADDENDUM TO PROTECTIVE COVENANTS AND EASEMENTS
OF
NEW CASTLE SUBDIVISION

This Declaration made this 20th day of July, 1998 by EVANS ROAD ASSOCIATES, a North Carolina General Partnership, hereinafter called Declarant.

WHEREAS, Declarant is owner of real property, being Lots 3 through 43 of New Castle Subdivision according to Plat Book 22, Page 33, Granville County Registry and Plat Book 1998, Page 213, Franklin County Registry, which lots have been subjected to Protective Covenants recorded in Book 751 Page 0467, Granville County Registry and Book 1109, Page 0186 Franklin County Registry. Declarant now desires to add the following covenant to those covenants already recorded:

A. During placement of the dwelling or during construction of any structures, any damage caused by such placement or construction to the street or any other subdivision properties by the owner or his sub-contractors shall be the responsibility of the lot owner. In this regard, the lot owner shall be responsible for payment sufficient to correct any damage to the subdivision properties or streets. Prior to the creation of the Homeowner's Association, the Declarant shall be allowed to bring an action against the lot owner to require the lot owner to correct the damage and shall be entitled to recover reasonable attorney fees and enforcement of this provision. After the creation of the Homeowner's Association, as hereinafter mandated, the Homeowner's Association and or Declarant may bring said action to enforce. When all lots in the subdivision are sold, the Homeowner's Association shall be empowered to take action against the lot owner for damage done to subdivision properties.

B. During construction, there shall be a gravel area at the entrance to each lot. The purpose of this gravel area is to prevent mud and other debris from being tracked into the street.

C. All utility lines within the Subdivision shall be routed underground.

D. Lot 3 shall be subject to a Subdivision entrance monument and plants. When Phase 1 of the Subdivision is 75% complete, a Homeowner's Association shall be formed by the lot owners which will be responsible for the maintenance of the entrance and collecting assessments and paying for the entrance maintenance. Each lot owner shall be required to pay their proportional share of the cost of said maintenance.