

Prepared by & Mail to: Brady Boyette, PLLC, Douglas Boyette II, 1025 Dresser Court, Raleigh, NC
27609

NORTH CAROLINA
FRANKLIN COUNTY

**2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR PILOT RIDGE SUBDIVISION**

THIS 2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR PILOT RIDGE SUBDIVISION ("Amendment") is made on this 13th day of
September, 2023 by Pilot Ridge Reserve, LLC, a North Carolina limited liability company, its
successors and assigns (hereinafter referred to as "the Declarant").

WITNESSETH:

THAT WHEREAS, the Declarant is the owner of certain real property hereinafter described, and
desires to subject said real property to certain Covenants, Conditions and Restrictions as hereinafter set
forth, and further desires to reserve unto itself certain drainage easements and utility service easements in
connection with the property; and

WHEREAS, the Declarant previously executed that Declaration of Covenants, Conditions, and
Restrictions for Pilot Ridge Subdivision recorded in Book 2238 Page 218 Franklin County Registry (the
"Declaration"), amended in Book 2261, Page 78, Franklin County Registry (the "First Amendment"), and
assigned in Book 2264, Page 1580, Franklin County Registry.

WHEREAS, Declarant wishes to amend the Declaration as set forth herein and except as set forth
herein, the terms of the Declaration shall remain in full force and effect;

WHEREAS, pursuant to N.C.G.S. § 47F-2-117(a), a Declaration of Restrictive Covenants may be
amended by affirmative vote or written agreement signed by at least sixty-seven percent (67%) lot
Owners.

WHEREAS, Declarant owns at least sixty-seven (67%) of the Property and agrees to amend the
covenants as set forth herein;

Submitted electronically by "Brady Law Firm PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

NOW THEREFORE, the Declarant hereby declares that the real property hereinafter described is and shall be held, transferred, sold and conveyed subject to the Covenants, Conditions and Restrictions set out. The real estate which is the subject of these Covenants, Conditions and Restrictions is described on Exhibit A attached hereto (the "Property"), and is subject to the Declaration and this Amendment except where the Declaration and Amendment conflict with one another, in which case, this Amendment shall control, as to the use thereof, running with said properties by whosoever owned, to wit:

1. The First Amendment to the Declaration recorded in Book 2261, Page 78, Franklin County Registry, provides Declarant shall have the right to annex any or all of the Property into or out of the Pilot Ridge Subdivision. The Declarant desires to add Tract 3 as further described in Exhibit A to the Property affected by the Declaration and any amendments thereto.

2. Section 3.2(g) shall be amended by removing all language in section 3.2(g) and replacing with the below language:

(a) No animals, birds, or livestock shall be kept or maintained on any Lot or in any dwelling except that of dogs, cats, pet birds or poultry for household use or other household pets (collectively, "Pets") provided that they are not raised, bred, kept or maintained for commercial purposes and are controlled in accordance with applicable governmental ordinances, are confined within a fence (including an electric fence) when left unattended outside the residence, and are not a nuisance to other Owners.

(b) The owner of any pet shall clean up after such pet, and the Declarant, Association, and Owners (whichever is applicable at the particular time) shall have the power to formulate, publish and enforce reasonable rules and regulations, including the establishment of fines, to regulate Pets within the Property. The location of and the materials used in the construction of any kennels, runs, chicken coops, fences and any other improvements for the containment of any Pet will require the review and approval of the Declarant during the Declarant Control Period; by the Association of the Declarant does not adopt such during the Declarant Control Period; or the Owners if no Association has been established as set forth in the Declaration and First Amendment. Any chicken coop must not be seen from any road(s) adjacent to the Property and must be inside a fenced backyard.

(c) Notwithstanding anything herein to the contrary, no residence shall be allowed more than four (4) pets, except Owners are allowed up to fifteen (15) chicken hens, and under no circumstance shall any pet be tethered or secured with any rope, chain, cable or other attached restrain on any Lot.

3. This Amendment shall run with the land and shall be binding upon and shall inure to the benefit of each of the parties hereto and their respective heirs, successors, and assigns.

4. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

5. The interpretation, validity and enforcement of this Amendment shall be governed by and construed under the internal laws of the state of North Carolina, excluding its principles of conflict laws.

IN TESTIMONY WHEREOF, the Declarant has caused this instrument to be executed by its duly authorized officer as of the day and year first above written.

DECLARANT:

Pilot Ridge Reserve, LLC

Name: MELTONE VALENTINE IIITitle: Member/ManagerDate: 9/13/2023STATE OF North CarolinaCOUNTY OF Edgecombe

I, the undersigned Notary Public of the County and State aforesaid, certify that MELTONE VALENTINE III personally appeared before me this day and acknowledged that he/she is the Member/Manager of Pilot Ridge Reserve LLC, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 13th day of September 2023.

Leslie A Catagnus
Notary Public

Print Notary Name: Leslie A. CatagnusMy Commission Expires: 2/27/2026

LESLIE A CATAGNUS
Notary Public, North Carolina
Edgecombe County
My Commission Expires
February 27, 2026

Exhibit A**TRACT 1:**

BEING all of those certain lots numbered 1 through 6 and 92 through 98 as shown by map and survey titled "PILOT RIDGE SUBDIVISION PHASE 1" and recorded in Plat Book 2021, Page 7, Franklin County Registry. See also Plat Book 2004, Page 291 and Plat Book 2009, Page 19, Franklin County Registry,

TRACT 2:

BEING all of those certain lots numbered 7 through 9, 21 through 26, and 28 through 82 as shown by map and survey titled "PILOT RIDGE SUBDIVISION PHASE 2" and recorded in Plat Book 2023, Page 58, Franklin County Registry. See also Plat Book 2005, Page 368, Franklin County Registry.

TRACT 3:

BEING all that certain tract or parcel of land and appurtenances thereto, containing 16.661 acres, being the residual acreage remaining after the subdivision of the original parcel, as the same is shown on that certain map or plat titled "RECOMBINATION SURVEY FOR PILOT RIDGE RESERVE, LLC" and recorded in Plat Book 2023, Page 165, Franklin County Registry.