

Mail to and prepared by: Joseph A. Calder, Attorney at Law, P. O. Drawer 1459, Wendell, NC 25791

NORTH CAROLINA
FRANKLIN COUNTY

AMENDMENT TO PROTECTIVE COVENANTS
OF COUNTRY CLUB FARMS SUBDIVISION

This declaration of amendment of the Protective Covenants is made on this the 3 day of August, 1988, by and between F. Wayne Stone and wife, Sonya W. Stone, Tony Randolph Stone and wife, Brenda C. Stone, and John L. Stone and wife, Josephine T. Stone and Charles W. Estes and wife, Robin S. Estes, hereinafter referred to as Declarant.

WITNESSETH:

WHEREAS, Declarant is the owner of the property known as Country Club Farms Subdivision as depicted in Plat Record File 3, Slides 112D and 125A of the Franklin County Registry; and

WHEREAS, Protective Covenants were recorded on April 12, 1988, in Book 893, Page 378, Franklin County Registry; and

WHEREAS, Declarant desires to amend such covenants;

NOW, THEREFORE, the Declarant declares that the said Protective Covenants are amended as follows:

1. As to the building location, no building shall be located on any lot nearer than 75 feet from the front line.
2. As to the dwelling size, no dwelling shall be permitted on any lot which has an area, exclusive of open spaces, carports and garages as follows:
 - a. One story dwellings with a garage (not carport) shall be not smaller than 1,000 square feet.
 - b. One story dwellings without a garage shall be not smaller than 1,100 square feet.
 - c. One and one-half story dwellings shall have a ground floor area of not less than 800 square feet and shall be not smaller than 1,250 square feet.
 - d. Two story dwellings shall have a ground floor area of not less than 700 square feet and shall be not smaller than 1,300 square feet.
3. The members of the Architectural Committee shall be F. Wayne Stone, Charles R. Driver and Charles W. Estes.

Except as herein amended, the Protective Covenants shall remain in full force and effect as originally recorded.

Joseph A Calder
Attorney at Law
Wendell, N C

See Amendment to Protective Covenants in Book 1054 Page 587-588

F. Wayne Stone (SEAL)
F. Wayne Stone

Sonya W. Stone (SEAL)
Sonya W. Stone

Tony Randolph Stone (SEAL)
Tony Randolph Stone

Brenda C. Stone (SEAL)
Brenda C. Stone

John L. Stone (SEAL)
John L. Stone

Josephine T. Stone (SEAL)
Josephine T. Stone

Charles W. Estes (SEAL)
Charles W. Estes

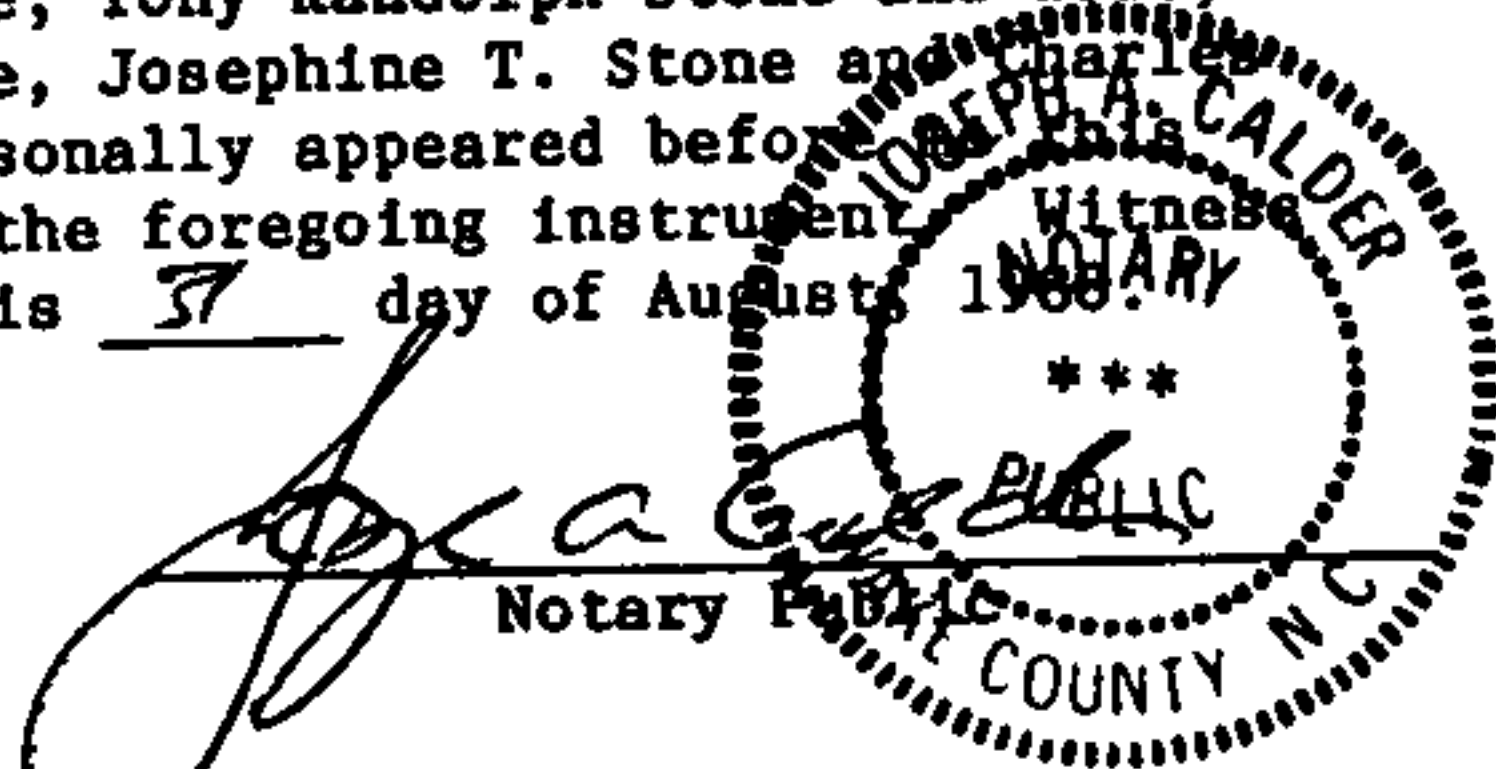
Robin S. Estes (SEAL)
Robin S. Estes

NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that F. Wayne Stone and wife, Sonya W. Stone, Tony Randolph Stone and wife, Brenda C. Stone, John L. Stone and wife, Josephine T. Stone and Charles W. Estes and wife, Robin S. Estes, personally appeared before me this day and acknowledged the execution of the foregoing instrument my hand and official stamp or seal, this 37 day of August 1988.

My commission expires: 7-22-92
JAC70-11



North Carolina, Franklin County

The foregoing certificate of Joseph A. Calder, a Notary Public, is certified to be correct.

This the 16th day of September, 1988.

Martha D. Shearin
Martha D. Shearin, Register of Deeds

NORTH CAROLINA - FRANKLIN COUNTY

Filed for registration the 16th

day of September, A D 19 88

At 10:00 A.M. in Book 900

Page(s) 221-222

Martha D. Shearin
MARTHA D SHEARIN, REGISTER OF DEEDS

Joseph A. Calder
Attorney at Law
Wendell, N C