

571-358

PREPARED BY AND RETURN TO EDITH R. SALMONY, ATTORNEY AT LAW
109 Conner Dr., Suite 208, Chapel Hill, NC 27514

NORTH CAROLINA
GRANVILLE COUNTY

AMENDMENT TO
RESTRICTIVE COVENANTS

A R T I C L E O N E

KNOW ALL MEN BY THESE PRESENTS that Robert A. Johnson, divorced, Richard Hearn and wife, Angela Hearn, Steven E. Salmony and wife, Edith R. Salmony, and the Devin Group, a North Carolina General Partnership, owners of the following described tract or parcel of land, know as Stoneridge Subdivison, do hereby covenant and agree with all persons, firms, and corporations which may hereafter purchase, acquire, or lease any of the twenty lots or parcels of land included in the property hereinafter described, that the Restrictive Covenants recorded at Book 557, Page 666 et seq. in the Granville County Registry shall be amended as hereinafter set forth:

That certain tract or parcel of land situated off Tabbs Creek Lane in the Fishing Creek Township, Granville County, North Carolina, and particularly described as follows: Known and designated as Stoneridge Subdivision, a map or which subdivision is on record in Plat Book 10, Page 186, Granville County Registry.

A M E N D M E N T O N E

The following paragraphs shall be added to Article THREE:

14. **Electric Service.** Developers reserve the right to subject the real property in this subdivision to a contract with the Wake Electric Membership Cooperative for the installation of underground electric cable and/or the installation of street lighting, either or both of which may require a continuing monthly payment to Wake Electric Membership Cooperative by the owner or owners of each lot, and each liability shall be computed on a prorata basis.

15. **Parking; Vehicle Storage.** Only licensed and operative vehicles classified and licensed as passenger cars, station wagons, passenger pick-up truck, or passenger vans may be regularly parked in driveway areas. No vehicle over 3/4 ton permitted to park regularly in the development.

16. Erosion Control. At no time shall any Lot or parcel be stripped of its topsoil, trees, or allowed to go to waste by being excavated, neglected or having trash or refuse thrown, dropped or dumped upon it.

~~No bases with a base diameter of _____ shall be placed upon the ground level shall be cut or removed and the exposed rock shall be covered by the grantor.~~

A M E N D M E N T T W O

Paragraph 6. Uses, Article THREE Book 557, Page 670 shall be amended by deleting the following sentence:

No dwelling structure of one story having less than 1,300 square feet and no two story dwelling structure having less than 1300 square feet on the first floor and 350 square feet on the second floor of heated living space shall be permitted to be constructed within Stoneridge Subdivision.

replacing with the following sentence:

No dwelling structure of one story having less than 1,500 square feet and no two story dwelling structure having less than 1,900 square feet ~~on the first floor and 900 square feet on the second floor of heated living space~~ shall be permitted to be constructed within Stoneridge Subdivision.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 20th day of June, 1989.

THE DEVIN GROUP, a North Carolina General Partnership

By:

Stephen Vertschelsky
General Partner (Seal)

Carl W. Harn
General Partner (Seal)

Thomas D. Smith
General Partner (Seal)

Richard M. Sumrell
General Partner (Seal)

Robert Johnson
Robert Johnson (Seal)

Richard B. Hearn
Richard Hearn (Seal)

Steven E. Salmony
Steven E. Salmony (Seal)

Robert J. Powell
General Partner (Seal)

Crawford Skuett
General Partner (Seal)

James E. Goud
General Partner (Seal)

J. M. Smith
General Partner (Seal)

Angela Hearn
Angela Hearn (Seal)

Edith R. Salmony
Edith R. Salmony (Seal)

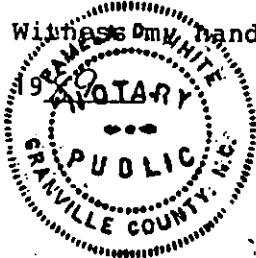
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NORTH CAROLINA, GRANVILLE County.

I, a Notary Public of the County and state aforesaid, certify that Stephen D. Ertischek, Carl W. Harris, G. Thomas Houlihan, Richard M. Sumrell, Robert T. Powell, Crawford A. Knott, James E. Cross, Jr. and James M. Smith

personally came before me this day and acknowledged that ^{they are} ~~not~~ General Partners of the Devin Group, a North Carolina ~~corporation~~ ^{Partnership}, and that by authority duly given and as the act of the partnership, the foregoing instrument was signed in its name by its General Partners.

Witness my hand and official seal, this 20th day of June, 1989.



Pamela O. White
Notary Public

My commission expires:

10-8-91

NORTH CAROLINA
ORANGE COUNTY

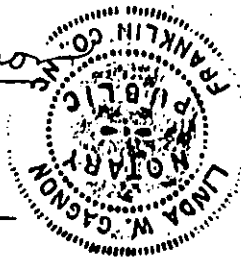
I, a Notary Public of the County and state aforesaid, certify that Robert Johnson personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 8 day of June, 1989.

Linda W. Bagnon
Notary Public

My commission expires:

5-20-90



NORTH CAROLINA
ORANGE COUNTY

I, a Notary Public of the County and state aforesaid, certify that Steven C. Salmany +
Edith E. Salmany personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 8 day of June, 1989.

Linda W. Bagnon
Notary Public

My commission expires:

5-20-90



NORTH CAROLINA
ORANGE COUNTY

I, a Notary Public of the County and state aforesaid, certify that

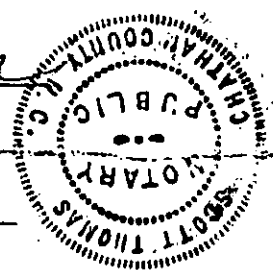
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x Richard Hearn + Angela Hearn personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 12 day of June, 1989.

Scott Thomas
Notary Public

My commission expires:
10-9-93



STATE OF NORTH CAROLINA, GRANVILLE COUNTY.

The foregoing certificate(s) of Pamela S. White, a Notary Public for Granville County, N.C., Linda M. Baggett, a Notary Public for Granville County, N.C., and Scott Thomas, a Notary Public for Chatam Co., are certified to be correct.

This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Granville County, N. C., in Book 571, Page 358.

This 23rd day of June, A. D., 1989 at 9:55 o'clock P. M.

Recorded and verified: By John G. Hearn Register of Deeds
\$ 12.00 Rec. Fees \$ _____ Asst. Register of Deeds Stamps