

FILED FOR RECORD
VANCE COUNTY, N.C.
CYNTHIA S. ABBOTT
REGISTER OF DEEDS

RECORDED Aug 09, 2006
AT 04:24 pm

INSTRUMENT # 04518

Prepared By: Lori A. Renn
409 Young Street
Henderson, N.C. 27536

STATE OF NORTH CAROLINA

COUNTY OF VANCE

**AMENDMENT TO DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR PINE SHORE ESTATES**

WHEREAS, Declaration of Protective Covenants, Conditions, Restrictions and Easements for Pine Shore Estates for all of Pine Shore Estates (hereinafter "Protective Covenants") were duly recorded in the Vance County Register of Deeds in Deed Book 1043, Page 509; and

WHEREAS, Mead Land Company, LLC is the Developer as stated in said Protective Covenants and is the owner of Lots 1, 2, 6, 8, 9, 12, 14, 15R, 17, 19, 20 and 21, being 12 lots in Pine Shore Estates; and

WHEREAS, Charles T. Miller, Sr. and wife, Jena P. Miller are the owners of Lot 3 Pine Shore Estates as recorded in Deed Book 1074, Page 396, Vance County Registry; and

WHEREAS, John Mead and Ann M. Mead are the owners of Lot 13 Pine Shore Estates as recorded in Deed Book 1113, Page 443, Vance County Registry; and

WHEREAS, Lebert A. Howes, Sr. is the owner of Lot 10 Pine Shore Estates as recorded in Deed Book 1066, Page 618, Vance County Registry; and

WHEREAS, Steven Earl Clagg and Laurel Ruth Anthony are the owners of Lot 16R of Pine Shore Estates as recorded in Deed Book 1117, Page 967, Vance County Registry; and

WHEREAS, Cornerstone Development Associates, Inc. is the owner of Lots 22, 24, and 25 of Pine Shore Estates as recorded in Deed Book 1107, Pages 385, 393, and 401, Vance County Registry; and

WHEREAS, Skipper's Cove, LLC is the owner of lots 7 and 11 of Pine Shore Estates as recorded in Deed Book 1117, Page 951, Vance County Registry; and

WHEREAS, paragraphs 3.3 and 3.4 of the Protective Covenants provide that the Developer and three-fourths of the owners of the restricted lots may amend the Protective Covenants in writing; and

AND WHEREAS, paragraph 1.3 of the Protective Covenants states:

"No dwelling shall be hereinafter erected, altered, or placed on any lot closer than thirty (30) feet from the margin of the right of way of the road granting access to said lot [NOTE: notwithstanding the foregoing, the lot must have a minimum of 100 foot of width at the minimum building setback]..."

AND WHEREAS, the above named and undersigned desire to amend paragraph 1.3 of the Protective Covenants to remove the requirement of a minimum of 100 foot of width at the minimum building setback;

NOW THEREFORE, the Protective Covenants for Pine Shore Estates as appear in Deed Book 1043, Page 509, in the office of the Register of Deeds of Vance County, are hereby amended and substituted to read as follows:

1.3. SETBACKS: No dwelling shall be hereinafter erected, altered, or placed on any lot closer than thirty (30) feet from the margin of the right of way of the road granting access to said lot [NOTE: notwithstanding the foregoing, the lot must have a minimum of 100 foot of width at the minimum building setback] nor closer than twenty (20) feet from the sidelines of any lots; nor closer than twenty-five (25) feet from the rear line of any lot [NOTE: notwithstanding the foregoing, there will be a zero (0) foot setback for property lines adjoining the property of the United States of America (Kerr Reservoir)]. For purposes of this paragraph, eaves, steps and cornices shall not be considered part of a dwelling.

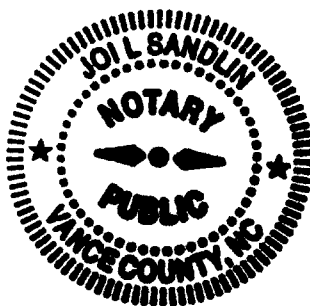
IN WITNESS WHEREOF, the above referenced lot owners and Mead Land Company, LLC, as Developer and as an owner, have set their hands and seals and caused this instrument to be signed in its name by its duly authorized officers and managers this the 1 day of August, 2006.

Mead Land Company, LLC

BY: *Ann M. Mead*
Ann M. Mead, Manager

STATE OF NORTH CAROLINA

COUNTY OF VANCE



I, a Notary Public, do certify that **Ann M. Mead** personally appeared before me and acknowledged that she is the **Manager of Mead Land Company, LLC, a Limited Liability Company**, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed in its name by her as its Manager.

WITNESS my hand and official seal or stamp this 1 day of August, 2006.

Joel L. Sandlin
Notary Public

My Commission Expires:

MY COMMISSION
EXPIRES MARCH 14, 2009

Charles T. Miller, Sr. (SEAL)
Charles T. Miller, Sr.

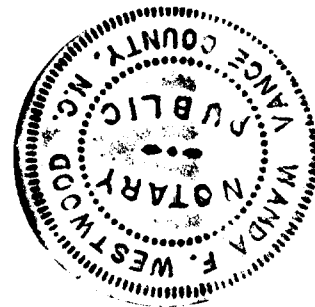
Jena P. Miller (SEAL)
Jena P. Miller

STATE OF NORTH CAROLINA

COUNTY OF Vance

I, a Notary Public of the County and State aforesaid, certify that Charles T. Miller Sr. and Jena P. Miller personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official seal or stamp this the 1 day of August, 2006

Wanda F. Westwood (wfw)
Notary Public
My Commission Expires: 6-13-2010



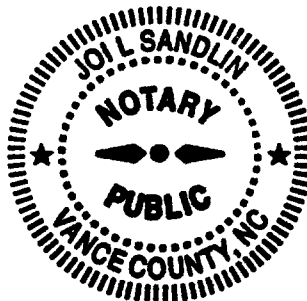
John Mead

BY: Ann M. Mead (SEAL)
Ann M. Mead, his attorney-in-fact

Ann M. Mead (SEAL)
Ann M. Mead

STATE OF NORTH CAROLINA

COUNTY OF Vance



I, a Notary Public of the County and State aforesaid, certify that Ann M. Mead personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official seal or stamp this the 1 day of August, 2006

Joy L. Sandlin
Notary Public
My Commission Expires: MY COMMISSION
EXPIRES MARCH 14, 2009

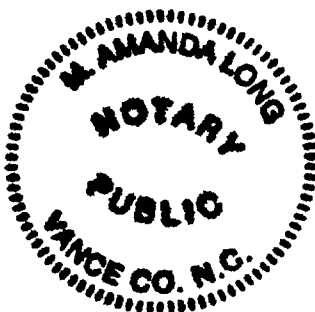
STATE OF NORTH CAROLINA

COUNTY OF Vance

I, a notary public, do hereby certify that Ann M. Mead, attorney-in-fact for John Mead, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of John Mead, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the register of deeds of Vance County, North Carolina on the 18th day of May, 2005 in deed book 1087 page 443 and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Ann M. Mead acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said John Mead.

WITNESS my hand and official seal, this 1 day of August, 2006.

M. Amanda Long
Notary Public
My Commission Expires
4-24-2011

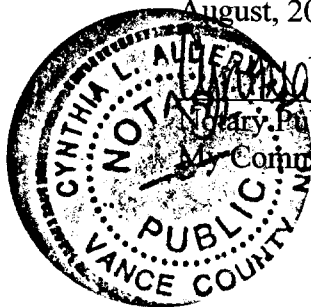


Lebert A. Howes, Sr. (SEAL)
Lebert A. Howes, Sr.

STATE OF NORTH CAROLINA

COUNTY OF Vance

I, a Notary Public of the County and State aforesaid, certify that Lebert A. Howes, Sr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official seal or stamp this the 1st day of August, 2006



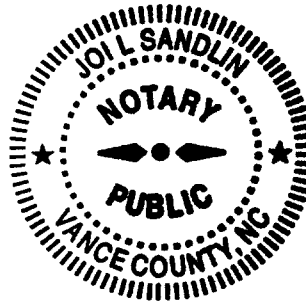
Cynthia L. Alderman
Notary Public
My Commission Expires: 12/12/09

Skipper's Cove, LLC

BY: *Ann M. Mead, Manager*
Ann M. Mead, Manager

STATE OF NORTH CAROLINA

COUNTY OF VANCE



I, a Notary Public, do certify that **Ann M. Mead** personally appeared before me and acknowledged that she is the **Manager of Skipper's Cove, LLC, a Limited Liability Company**, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed in its name by her as its Manager.

WITNESS my hand and official seal or stamp this 1 day of August, 2006.

Joel Sandlin
Notary Public

My Commission Expires:

MY COMMISSION
EXPIRES MARCH 14, 2009

Steven Earl Clagg (SEAL)
Steven Earl Clagg

Laurel Ruth Anthony (SEAL)
Laurel Ruth Anthony

STATE OF NORTH CAROLINA

COUNTY OF Vance

I, a Notary Public of the County and State aforesaid, certify that Steven Earl Clagg and Laurel Ruth Anthony personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and official seal or stamp this the 1 day of August, 2006.

Wanda F. West (wpw)
Notary Public
My Commission Expires: 6-13-2010



Cornerstone Development Associates, Inc.

BY: B.R. Paynter
President

NORTH CAROLINA

VANCE COUNTY

I, a notary public, certify that Brian R. Paynter personally came before me this day and acknowledged that he is _____ president of Cornerstone Development Associates, Inc., a North Carolina Corporation, and that he, as _____ President and being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this 1 day of August, 2006.

WITNESS my hand and official seal or stamp this the 1 day of August, 2006.

Wanda F. Westwood (WFW)
Notary Public

My Commission expires: 6-13-2010

