

LINDA H. STONE, REGISTER OF DEEDS
FRANKLIN COUNTY, N.C.
FILED: FOR REGISTRATION

DATE: September 15, 2003

TIME: 1:30 P.M.

BOOK: 1363

PAGE: 118-120

Prepared by and Hold for.

James S. Warren, Attorney
Warren, Perry & Anthony, PLLC
Post Office Box 1187
Wake Forest, NC 27588-1187

NORTH CAROLINA
FRANKLIN COUNTY

AMENDMENT TO RESTRICTIVE
COVENANTS FOR BALLINGER FARMS
SUBDIVISION

THIS AMENDMENT TO RESTRICTIVE COVENANTS is made on the date hereinafter set forth by SAWYER HOMES, INC (hereinafter referred to as "SAWYER HOMES");

WITNESSETH

WHEREAS SAWYER HOMES is the owner of more than One (1) of the Lots in Ballinger Farms Subdivision, which Lots were subjected to that Restrictive Covenants for Ballinger Farms Subdivision recorded in Book 1300, Page 204, Franklin County Registry on November 19, 2002 (hereinafter referred to as "Restrictive Covenants"); and

WHEREAS the Restrictive Covenants provides in Section 24 that the Declarant reserves the right to make such changes and amendments to the Restrictive Covenants, and

WHEREAS SAWYER HOMES is the Declarant named in the Restrictive Covenants; and

WHEREAS SAWYER HOMES desires to amend the Restrictive Covenants;
NOW, THEREFORE, SAWYER HOMES hereby declares that the original
Restrictive Covenants shall be amended as follows:

1. Article 11 shall be amended to read as follows:

11. Clothesline No clothesline may be erected or maintained on any lot
except in the rear of the dwelling located on the lot.

2. Article 7 shall be amended to read as follows.

7 Parking/Driveways and Parking Pads/Abandoned Vehicles Vehicles may
be parked or stored only on portions of a lot improved for that purpose,
i.e., garage, driveway, carport or parking pad. No unenclosed parking
shall be constructed or maintained on any lot except a paved driveway and
an attached paved parking pad, which pad shall be designed for the
parking of not more than three (3) vehicles. Any driveway or parking pad
constructed upon any lot shall have a concrete surface. Parking pads shall
not be in front of the dwelling.

No mobile home of any type shall be allowed in the subdivision for
any purpose whatsoever. Boats, boat trailers, commercial vehicles, and
campers shall not be parked or stored on the street or in any area of the lot
closer to the street than the front of the dwelling on the lot. Boats, boat
trailers, commercial vehicles, and campers shall be kept on a pad as set out
in the above paragraph, with the pad being to the side of the dwelling, or
the rear of the dwelling, or in a garage.

No vehicle of any type which is abandoned or inoperative shall be
stored or kept on any lot in such a manner as to be seen from any other lot,
any street within the subdivision, and no automobiles or mechanical
equipment may be dismantled or allowed to accumulate on any lot.

4 By authority of its Board of Directors, SAWYER HOMES, INC enters into the execution of this document to certify that the foregoing instrument has been duly approved by the Declarant and 0% of the Owners of the lots of Ballinger Farms Subdivision, as no such approval is required pursuant to the terms of Article 24, and is therefore a valid amendment to the Restrictive Covenants

This the 11 day of September, 2003

SAWYER HOMES, INC.

BY: [Signature]
Robert Latvala, President

NORTH CAROLINA

WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Robert Latvala, personally came before me this day and acknowledged that he is President of SAWYER HOMES, INC, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President. Witness my hand and official stamp or seal, this 11 day of September, 2003

My Commission Expires 10-3-05

[Signature]
Notary Public

North Carolina - Franklin County

The foregoing certificate of James S. Warren, a Notary Public, is certified to be correct. This 15th day of September, 2003.

Linda H Stone

Linda H. Stone, Register of Deeds

by: Betty Harrington Deputy