

WAKE COUNTY, NC 642
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 08/11/2005 AT 16:48:19

BOOK:011522 PAGE:01878 - 01881

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 728 N. Raleigh St, Suite B1
 Angier, NC 27501

**NORTH CAROLINA
 WAKE COUNTY**

**AMENDMENT OF PROTECTIVE COVENANTS
 FOR
 SUMMER RIDGE SUBDIVISION**

THIS AMENDMENT OF PROTECTIVE COVENANTS OF SUMMER RIDGE SUBDIVISION is made this 5th day of August, 2005 by **IOM Developers, Inc. (A North Carolina Corporation) and Raynor Builders, Inc. (A North Carolina Corporation)**, collectively hereafter referred to in the neuter singular as the "DECLARANT." These amended covenant agreements are to amend those Protective Covenants recorded in Book 010942, Pages 237-247 of the Wake County Registry. These amendatory covenants are made and entered into by all lot owners of Summer Ridge Subdivision pursuant to Article XXII.

WITNESSETH:

Article I

The real property which is and shall be held, transferred, sold and conveyed subject to these Amended Protective Covenants and those Protective Covenants recorded in Book 010942, Pages 237-247 of the Wake County Registry is located in the County of Wake, State of North Carolina, and is more particularly described as follows:

BEING all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Summer Ridge Subdivision, a Cluster Development, as depicted on Book of Maps 2004, Page 1371-1372, Wake County Registry.

The current owner of Lots 10, 11, 16 and 17 is Raynor Builders, Inc. All other lots are owned by IOM Developers, Inc.

NOW, THEREFORE, the DECLARANT declares that all of the lots and parcels in the Development are held and shall be held, conveyed, encumbered, leased, rented, used, occupied, and improved subject to the provisions of this Declaration, all of which are declared by the DECLARANT, and agreed by DECLARANT'S successors in title, to be in furtherance of a plan of development established for the purpose of enhancing and protecting the value, desirability, and attractiveness thereof.

The provisions of this Declaration are intended to create mutual and equitable servitudes upon each of said lots and parcels in favor of each and all other lots and parcels; to create reciprocal rights between their respective Owners of all such lots and parcels; to create privity of contract and estate between the Grantors of such lots, their heirs, successors and assigns; and to operate as covenants running with the land for the benefit of each and all other such lots and parcels in the Development and their respective Owners present and future.

1. **Amendment to Article IV: Building Location.** This article shall now state "No building shall be located on any lot nearer to the front line than twenty-five (25) feet or nearer to the rear line than twenty-five (25) feet, nor nearer to the side street than twenty (20) feet in the case of a corner lot. No building or garage shall be located nearer eight (8) feet from an interior lot line, and no other permitted accessory building shall be located nearer than eight (8) feet to an interior lot line, nor nearer than fifteen (15) feet from the rear lot line, nor nearer than fifty (50) feet from the front setback line. For purpose of this covenant, eaves, steps, chimneys and stoops shall not be considered part of a building; however, decks may be located five (5) feet beyond the rear setback line as provided herein. No portion of any building shall be permitted to encroach upon another lot.

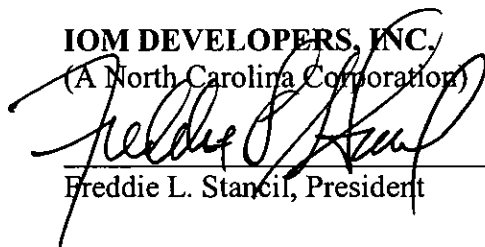
Declarant reserves the right to waive in writing any minor violation of this Article, and for the purposes hereof, any violation which does not exceed ten percent (10%) shall be considered a minor violation"

In testimony whereof, the parties have hereunto set their hands and seals, this the 5th day of August, 2005. 9th

DECLARANTS

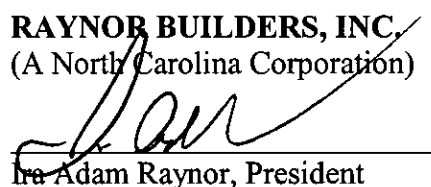
IOM DEVELOPERS, INC.

(A North Carolina Corporation)

 (SEAL)
Freddie L. Stancil, President

RAYNOR BUILDERS, INC.

(A North Carolina Corporation)

 (SEAL)
Ira Adam Raynor, President

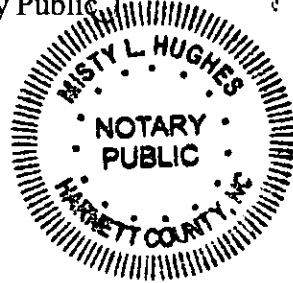
STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, Misty L. Hughes, a Notary Public, do hereby certify, Ira Adam Raynor, personally appeared before me this date and acknowledged that he is the President of Raynor Builders, Inc., a North Carolina Corporation, and that he as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 5th day of August, 2005.

My Commission Expires: 7-8-06

Misty L. Hughes
Notary Public



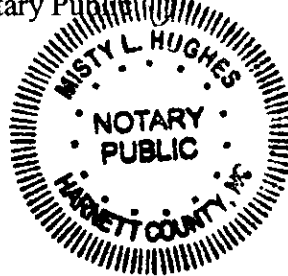
STATE OF NORTH CAROLINA
COUNTY OF Harnett

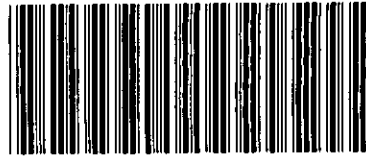
I, Misty L. Hughes, a Notary Public, do hereby certify, Freddie L. Stancil, personally appeared before me this date and acknowledged that he is the President of IOM Developers, Inc., a North Carolina Corporation, and that he as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 9th day of August, 2005.

My Commission Expires: 7-8-06

Misty L. Hughes
Notary Public





BOOK:011522 PAGE:01878 - 01881

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina – Wake County

The foregoing certificate 5 of Misty L Hughes

____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: *Vernice S. Pearson*
Assistant/Deputy Register of Deeds

This Customer Group

____ # of Time Stamps Needed

This Document

4 New Time Stamp
of Pages