

NORTH CAROLINA
GRANVILLE COUNTY

AMENDED RESTRICTIVE COVENANTS
FOR PARHAM WOODS SUBDIVISION
PHASES II AND III

KNOW ALL MEN THESE PRESENTS that THOMAS C. PARHAM and wife, BILLIE R. PARHAM, KENNETH H. BROWN and wife, DEBORAH A. BROWN, ROBERT M. CURRIN and wife, SHARON S. CURRIN, PAUL M. HEIDEPRIEM and wife, TERESA J. HEIDEPRIEM, RODNEY J. HEINTZ and wife, AMY N. HEINTZ, MICHAEL H. HILL and wife, SUSAN C. HILL, GERALD A. KNOWLES and wife, MARY ANN KNOWLES, STEPHEN L. MCDANIEL and wife, JOANNA B. MCDANIEL, TIMOTHY A. MOYER and wife, SUSANN B. MOYER, DAVID Y. TAN and wife, SAIPIN TAN, RICHARD ANDREW WATSON and wife, JANET L. WATSON, JAMES A. WILLIAMS and wife, LYNN R. WILLIAMS, ALLEN M. CARRAWAY and wife, RUTH T. CARRAWAY, AND ERIC H. STEWART and wife, KIMBERLY L. STEWART, being all of the parties hereto and also all of the owners of the lots or parcels of land in Parham Woods Subdivision, Phases II and III, do hereby set forth the following:

1. That each of the parties hereto are all of the owners of Parham Woods Subdivision, Phase II and III, situate off of S.R. #1524 in Salem Township, Granville County, North Carolina, which subdivision phases are more particularly shown on plats of record in Plat Book 10, page 69, and Plat Book 10, page 95, Granville County Registry.

2. That the Restrictive Covenants for Parham Woods Subdivision, Phase II, are recorded in Deed Book 259, page 669, Granville County Registry, and that the Restrictive Covenants for Parham Woods Subdivision, Phase III, are recorded in Book 564, page 587, Granville County Registry.

3. That in both said Restrictive Covenants, the square footage requirement of residential dwellings reads as follows: "The main body of each single family dwelling, exclusive of garages, porches, breezeways or terraces, shall contain at least 1400 square feet of floor space if the structure is a one-story building, and at least 1600 square feet of floor space if the structure is a two-story building."

4. That it is the intent of the parties hereto to modify said restriction in order to increase the square footage of a one-story building to 1800 square feet and of a two-story

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Rev. To: R.R.C. Atty by Silvia Summitt 1-29-96

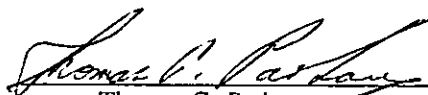
building to 2100 square feet of homes which will be subsequently constructed in Parham Woods, Phases II and III.

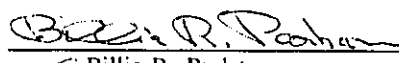
NOW, THEREFORE, the parties hereto do hereby declare, covenant and agree that paragraph 6 of the Restrictive Covenants of Parham Woods Subdivision, Phase II, of record in Deed Book 259, page 669, Granville County Registry, is hereby deleted in its entirety. In lieu thereof, paragraph 6 shall now be amended to read as follows: "The main body of each single family dwelling, exclusive of garages, porches, breeze-ways or terraces, shall contain at least 1800 square feet of floor space if the structure is a one-story building, and at least 2100 square feet of floor space if the structure is a two-story building. All plans and specifications shall be submitted to and approved by developers Thomas C. Parham and Billie R. Parham, the survivor, heirs, devisees or a duly appointed agent, prior to the commencement of construction."

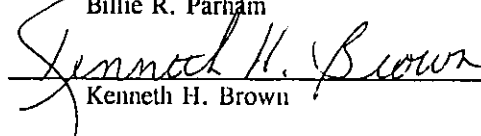
The parties further declare that paragraph 7 of the Restrictive Covenants of Parham Woods Subdivision, Phase III, of record in Book 564, page 587, Granville County Registry, is hereby deleted in its entirety. In lieu thereof, paragraph 7 shall be amended to read as follows: "The main body of each single family dwelling, exclusive of garages, porches, breeze-ways or terraces, shall contain at least 1800 square feet of floor space if the structure is a one-story building, and at least 2100 square feet of floor space if the structure is a two-story building. All plans and specifications shall be submitted to and approved by developers Thomas C. Parham and Billie R. Parham, the survivor, heirs, devisees or a duly appointed agent, prior to the commencement of construction."

Except as hereby amended, the Restrictive Covenants for Parham Woods Subdivision, Phases II and III, shall remain in full force and effect.

IN TESTIMONY WHEREOF, the parties hereto have affixed their hands and seals this the day and year first above written.

 (SEAL)
Thomas C. Parham

 (SEAL)
Billie R. Parham

 (SEAL)
Kenneth H. Brown

Deborah A. Brown (SEAL)
Deborah A. Brown

Robert M. Currin (SEAL)
Robert M. Currin

Sharon S. Currin (SEAL)
Sharon S. Currin

Paul M. Heidepriem (SEAL)
Paul M. Heidepriem

Teresa J. Heidepriem (SEAL)
Teresa J. Heidepriem

Rodney J. Heintz (SEAL)
Rodney J. Heintz

Amy D. Heintz (SEAL)
Amy D. Heintz

Michael H. Hill (SEAL)
Michael H. Hill

Susan C. Hill (SEAL)
Susan C. Hill

Gerald A. Knowles (SEAL)
Gerald A. Knowles

Mary Ann Knowles (SEAL)
Mary Ann Knowles

Stephen L. McDaniel (SEAL)
Stephen L. McDaniel

JoAnna B. McDaniel (SEAL)
JoAnna B. McDaniel

Timothy A. Moyer (SEAL)
Timothy A. Moyer

Susann B. Moyer (SEAL)
Susann B. Moyer

David Y. Tan (SEAL)
David Y. Tan

Salpin Tan (SEAL)
Salpin Tan

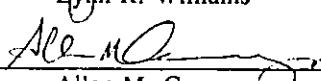
Richard Andrew Watson (SEAL)
Richard Andrew Watson

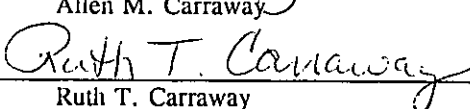
Janet L. Watson (SEAL)
Janet L. Watson

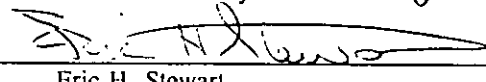
James A. Williams (SEAL)
James A. Williams

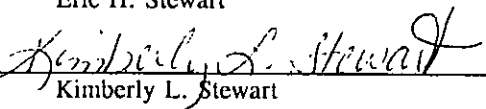
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 (SEAL)
Lynn R. Williams

 (SEAL)
Allen M. Carraway

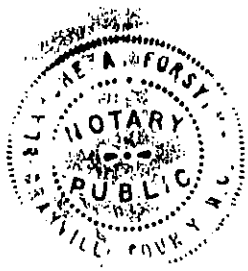
 (SEAL)
Ruth T. Carraway

 (SEAL)
Eric H. Stewart

 (SEAL)
Kimberly L. Stewart

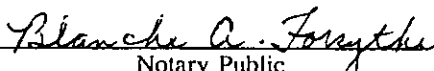
NORTH CAROLINA

GRANVILLE COUNTY



I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that Thomas C. Parham and wife, Billie R. Parham personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 28 day of December, 1995.


Notary Public

My commission expires: 12-21-97

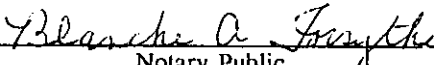
NORTH CAROLINA

GRANVILLE COUNTY



I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that Kenneth H. Brown and wife, Deborah A. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

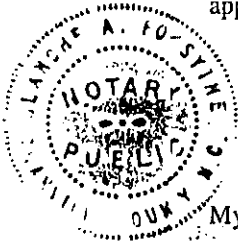
Witness my hand and Notarial Seal, this the 13th day of ~~December~~ JANUARY 1996, 1995.


Notary Public

My commission expires: 12-21-97

NORTH CAROLINA
GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County
aforesaid, do hereby certify that Robert M. Currin and wife, Sharon S. Currin personally
appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 29 day of December, 1995.

Blanche A. Forsythe
Notary Public

My commission expires: 12-31-97

NORTH CAROLINA
GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County
aforesaid, do hereby certify that Paul M. Heidepriem and wife, Teresa J. Heidepriem
personally appeared before me this day and acknowledged the due execution of the foregoing
instrument.



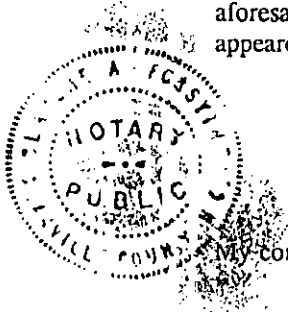
Witness my hand and Notarial Seal, this the 30 day of December, 1995.

Blanche A. Forsythe
Notary Public

My commission expires: 12-31-97

NORTH CAROLINA
GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County
aforesaid, do hereby certify that Rodney J. Heintz and wife, Amy N. Heintz personally
appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 29 day of December, 1995.

Blanche A. Forsythe
Notary Public

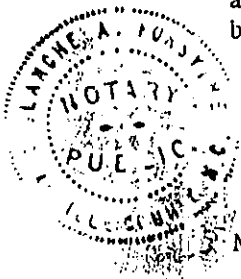
My commission expires: 12-31-97

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NORTH CAROLINA

GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that Michael H. Hill and wife, Susan C. Hill personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 13th day of ~~December, 1995~~ ^{JANUARY 1996}.

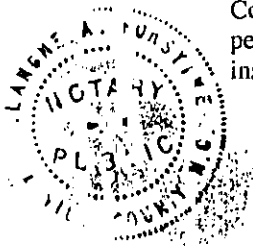
Blanche A. Forsythe
Notary Public

My commission expires: 12-31-97

NORTH CAROLINA

GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that Gerald A. Knowles and wife, Mary Ann Knowles personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 13th day of ~~December, 1995~~ ^{JANUARY 1996}.

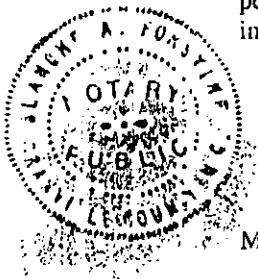
Blanche A. Forsythe
Notary Public

My commission expires: 12-31-97

NORTH CAROLINA

GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that Stephen L. McDaniel and wife, JoAnna B. McDaniel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 13th day of ~~December, 1995~~ ^{JANUARY 1996}.

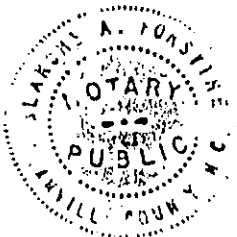
Blanche A. Forsythe
Notary Public

My commission expires: 12-31-97

NORTH CAROLINA

GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that Timothy A. Moyer and wife, Susann B. Moyer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 13th day of ~~December~~ ^{JANUARY 1996}, 1995.

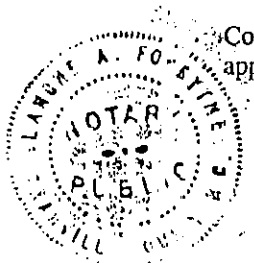
Blanche A. Forsythe
Notary Public

My commission expires: 12-21-97

NORTH CAROLINA

GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that David Y. Tan and wife, Saipin Tan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 30 day of December, 1995.

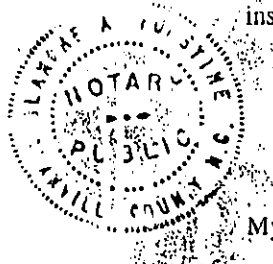
Blanche A. Forsythe
Notary Public

My commission expires: 12-21-97

NORTH CAROLINA

GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that Richard Andrew Watson and wife, Janet L. Watson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 13th day of ~~December~~ ^{JANUARY 1996}, 1995.

Blanche A. Forsythe
Notary Public

My commission expires: 12-21-97

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NORTH CAROLINA
GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that James A. Williams and wife, Lynn R. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



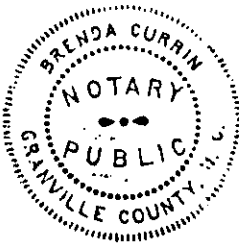
Witness my hand and Notarial Seal, this the 13th day of ~~December~~ ^{JANUARY 1996}, 1995.

Blanche A. Forsythe
Notary Public

My commission expires: 12-21-97

NORTH CAROLINA
GRANVILLE COUNTY

I, Brenda Currin, a Notary Public, in and for the State and County aforesaid, do hereby certify that Allen M. Carraway and wife, Ruth T. Carraway personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



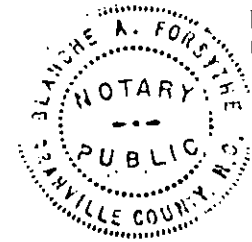
Witness my hand and Notarial Seal, this the 10th day of ~~December~~ ^{JANUARY}, 1995: 1996

Brenda Currin
Notary Public

My commission expires: May 24, 2000

NORTH CAROLINA
GRANVILLE COUNTY

I, Blanche A. Forsythe, a Notary Public, in and for the State and County aforesaid, do hereby certify that Eric H. Stewart and wife, Kimberly L. Stewart personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and Notarial Seal, this the 21st day of ~~December~~ ^{JANUARY 1996}, 1995.

Blanche A. Forsythe
Notary Public

My commission expires: 12-21-97

ROYSTER, ROYSTER
& CROSS
ATTORNEYS AT LAW
OXFORD, N. C.

g:\Bonnie\Parham

STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certificate of Blanche A. Forsythe, a Notary Public of Granville County, N.C. is certified to be correct. This instrument was presented for registration and filed in this office in Book 684, Page 245.
This day of Jan, 1996 at 12:49 o'clock P. M.
Register of Deeds Shirley E. Ford
By Nathanael Crutch Assistant/Deputy
22nd