

BOOK 3247 PAGE 656

PRESENTED
FOR
REGISTRATION

MAR 2 10 58 AM '84

Prepared by and Return to:
MERRIMAN, NICHOLLS, CRAMPTON,
DOMBALIS & ALDRIDGE, P. A.

KENNETH C. WILKINS
REGISTER OF DEEDS
WAKE COUNTY, NC

North Carolina

SECOND AMENDMENT TO PLEASANT RIDGE ESTATES
DECLARATION OF PROTECTIVE COVENANTS

Wake County

SECTION 18

Book of Maps 1983, Page 1147,
Wake County Registry

WHEREAS, protective covenants for Section 18, of Pleasant Ridge Estates were recorded in the Wake County Registry at Book 3178, Page 832, on September 30, 1983 and were amended by an amendment recorded at Book 3203, Page 715, Wake County Registry;

WHEREAS, paragraph 5 of said protective covenants provides that no building shall be located on any lot "nearer than 30 feet to any side street line";

WHEREAS, said street set-back, as above-referenced, was a typographical error and should have read "20 feet" rather than "30 feet";

WHEREAS, Eastman Development Companies, Inc., the Declarant of said protective covenants desires to correct said typographical error, which error has only been recently discovered by Declarant;

NOW THEREFORE, Eastman Development Companies, Inc. does hereby provide that paragraph 5 of those protective covenants for Pleasant Ridge Estates, Section 18 be and the same is hereby amended, as follows:

5. BUILDING LOCATION. No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 10 feet to the interior lot line or 30 feet to the rear lot line. For purposes of this covenant, eaves and steps shall not be considered as a part of any building, but this may not be construed to permit any portion of a building on a lot to encroach on another lot. Declarant reserves the right to waive minor violations of the setback and side line requirements set forth in this article and violations not in excess of 10% of the minimum requirements shall be deemed minor.

Except as herein expressly modified, the Declarant, as amended, is hereby ratified and affirmed in all respects.

IN WITNESS WHEREOF, Eastman Development Companies, Inc., a North Carolina corporation, has cause this amendment to be executed by its proper officers and its seal affixed, all as of the 15th day of February, 1984.

EASTMAN DEVELOPMENT COMPANIES, INC.

By Stephen Eastman
President

Attest: Timothy Nicholls
Secretary

NORTH CAROLINA, WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that F. Timothy Nicholls, personally came before me this day and acknowledges that he is Secretary of Eastman Development Companies, 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, sealed with its corporate seal and attested by him as its Secretary.

Sworn to and subscribed before me, this
1st day of March, 1984.

Margaret Anne Huy

Notary Public

My Commission Expires:

12/17/85

NORTH CAROLINA — WAKE COUNTY

The foregoing certificate of Margaret Anne Huy

Notar(y)(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.

KENNETH C. WILKINS, Register of Deeds

By Charles A. Kelly
Asst./Deputy Register of Deeds