

WAKE COUNTY, NC 259
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/30/2014 16:00:19

BOOK:015824 PAGE:02425 - 02428

PREPARED BY AND HOLD FOR: W. Thurston Debnam, Jr.
Smith Debnam (Box 182)

STATE OF NORTH CAROLINA

WAKE COUNTY FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR KINGS GLEN SUBDIVISION

KINGS GLEN DEVELOPMENT, LLC, a North Carolina limited liability company (hereinafter referred to as "the Declarant") does hereby make declare and establish this First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Kings Glen Subdivision.

WITNESSETH:

WHEREAS, the Declarant has previously recorded a Declaration of Covenants, Conditions, Easements and Restrictions for Kings Glen Subdivision, said plan being recorded in Book 15635, Pages 1863-1903 in the office of the Register of Deeds, Wake County, North Carolina (hereinafter referred to as "the Declaration"); and

WHEREAS, pursuant to the provisions contained in Article XII of the Declaration, the Declarant desires to modify and amend the Declaration as follows:

A. Article IX, Section 3 is hereby deleted in its entirety and replaced with the following:

Section 3. Specific Utility Easements. There is hereby reserved an easement fifteen (15') feet in width along the front and side property lines, and fifteen (15') feet along the rear property line of each Lot designated for detached single-family residential use for the purpose of installation, repair, maintenance, erection, construction and inspection of water lines, electric lines, telephone lines, cablevision lines or other such utility or service lines and for drainage cuts. The Declarant reserve the right to subject the property in the subdivision to a contract with Wake Electric Membership Corporation for the installation of underground electric cables and/or the installation of street lighting, either or both of which may require an initial payment and/or a

continuing monthly payment to Wake Electric Membership Corporation by the individual lot owners.

B. The reference in Article XII, Section 4, entitled "Amendments Permitted Without Membership Approval," to "Kings Glen Subdivision Subdivision" is deleted and replaced with "Kings Glen Subdivision".

C. The reference contained in the second line of page 1892 to "Bishop's Grant" is deleted and replaced with "Kings Glen".

D. The reference in the sentence beginning on the first line of Page 1896 is deleted and replaced with the following:

A conference with the Architectural Committee may be required before project planning begins to obtain an early understanding of procedures and project objectives.

E. The reference contained under paragraph entitled "Landscaping" to Bishop's Grant is deleted and replaced with "Kings Glen".

F. The first sentence under "Outdoor Structures" on page 1897 is hereby deleted and replaced with the following:

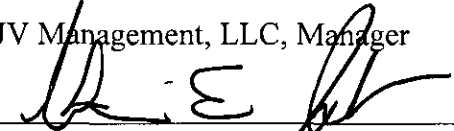
Any equipment in outdoor areas such as play structures, benches, planters, sculptures, etc., shall be compatible with and harmonious with the surroundings, hidden by approved screening, or approved by the Architectural Committee.

G. The reference contained in the first line of the first sentence on page 1887 under paragraph entitled "Garages," to "Bishop's Grant" is deleted and replaced with "Kings Glen".

Except as herein amended, said Declaration shall remain in full force and effect.

IN TESTIMONY WHEREOF, the Declarant has caused this First Amendment to be executed on its behalf by its Manager this the 30 day of October, 2014.

KINGS GLEN DEVELOPMENT, LLC

By: JV Management, LLC, Manager
By: 
Michael E. Jordan, Manager

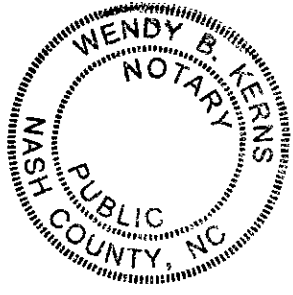
NORTH CAROLINA

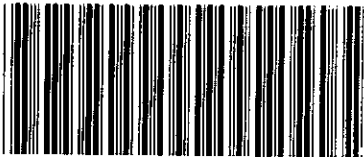
Nash COUNTY

I, Wendy B Kerns, a Notary Public of the County and state aforesaid, certify that Michael E. Jordan, personally appeared before me this day and acknowledged that he is Manager of JV Management, LLC, a North Carolina Limited Liability Company which is the Manager of Kings Glen Development, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of said limited liability company, the foregoing instrument was voluntarily signed in its name by its Manager. Witness my hand and official stamp or seal this 30 day of October, 2014.

Wendy B. Kerns
Notary Public

My commission expires: 9-30-2015





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**WAKE
COUNTY**
NORTH CAROLINA

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It is part of the recorded document and must be submitted with the original for re-recording.

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

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|--|---|
| ☐ New Time Stamp | ☐ \$25 Non-Standard Fee |
| ☐ Additional Document Fee | ☐ Additional Reference Fee |

This Customer Group

____ # of Time Stamps Needed

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4 # of Pages

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