BK:00970 PG:0685

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Aug 18, 2014
AT	02:33:40 pm
BOOK	00970
START PAGE	0685
END PAGE	0687
INSTRUMENT #	01731
EXCISE TAX	(None)

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NORTH CAROLINA

WARREN COUNTY

Prepared by: Banzet, Thompson & Styers, P.L.L.C.
P.O. Box 535, Warrenton, North Carolina 27589

CORRECTION TO THAT AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS OF EATON'S FERRY ESTATES FILED JULY 1, 2014

This Amendment to the Declaration of Restrictive Covenants entered into this 8 day of August, 2014:

WHEREAS, by Declaration of Restrictive Covenants previously recorded in the office of the Register of Deeds of Warren County, North Carolina in Book 243, Page 29, there was set out therein a requirement and restriction that all residences within Eaton's Ferry Estates be a minimum square footage of 600; and

WHEREAS, the developed portions of Eaton's Ferry Estates recorded as Sections 1, 2, 3, and 4 in the Warren County Registry are subject to several different variations of said declaration according to property section; and

WHEREAS, by the duly adopted Resolution of the Board of Directors of Eaton's Ferry Estates Property Owners Association, and by a 75% vote of the lot owners of Eaton's Ferry Estates, it has been determined that the Restrictive Covenants of Eaton's Ferry Estates should be and were by Amendment to Declaration of Restrictive Covenants of Eaton's Ferry Estates

recorded in the office of the Register of Deeds of Warren County, NC in Book 968, page 786; and

WHEREAS, the Amendment to Declaration of Restrictive Covenants of Eaton's Ferry Estates was intended to read as follows so as to reflect the approval of the lot owners and Board of Directors:

"All residential structures built, erected or placed on any lot within Eaton's Ferry Estates subdivision shall have a minimum square footage of the first floor living space, excluding porches, decks or garages, of 1200 square feet."

BASED UPON THE FOREGOING, Eaton's Ferry Estates Property Owners Association does hereby cause the following corrected Amendment to Declaration of Restrictive Covenants to be recorded and subject all lots within the subdivision as follows:

"All residential structures built, erected or placed on any lot within Eaton's Ferry Estates subdivision shall have a minimum square footage of the first floor living space, excluding porches, decks or garages, of 1200 square feet."

IN WITNESS WHEREOF, Eaton's Ferry Estates Property Owners Association has caused this instrument to be executed in its name by its President, all by authority of its Board of Directors duly given.

EATON'S FERRY ESTATES
PROPERTY OWNERS ASSOCIATION, INC.

By: _____

Name: Robert Johnson
Title: President

STATE OF NORTH CAROLINA
COUNTY OF Halifax

I, David R. Dixon, a Notary Public of Halifax County, North Carolina, do hereby certify that Robert Johnson personally came before me and acknowledged that he is President of Eaton's Ferry Estates Property Owners Association, Inc., and that by the authority duly given and as the act of the corporation the foregoing instrument was executed in its name by him as its President.

WITNESS my hand and notarial seal, this the 8 day of August, 2014.

NOTARY PUBLIC

My commission expires: 11/14/17

DAVID R. DIXON
NOTARY
PUBLIC
HALIFAX COUNTY, N.C.