BK:00968 PG:0784

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Jul 01, 2014
AT	10:59:22 am
BOOK	00968
START PAGE	0784
END PAGE	0785
INSTRUMENT #	01355
EXCISE TAX	(None)

DW

NORTH CAROLINA

WARREN COUNTY

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

AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS
OF EATON'S FERRY ESTATES

This Amendment to the Declaration of Restrictive Covenants entered into this 30 day of June, 2014:

WHEREAS, previous Declaration of Restrictive Covenants recorded in the office of the Register of Deeds of Warren County in Book 243, Page 29 provided, as to Section 1 of Eaton's Ferry Estates, that mobile homes, including singlewide mobile homes, could be placed on lots in Section 1; 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 Section1 of Eaton's Ferry Estates, it has been determined that the Restrictive Covenants as shall relate to Section 1 of Eaton's Ferry Estates should be and are hereby amended as follows:

As of the date of the recordation of this Amendment to Declaration of Restrictive Covenants, no singlewide mobile home or manufactured home which is titled by the North Carolina Department of Motor Vehicles shall be placed on any lot or lots in

Section 1 of Eaton's Ferry Estates. Any singlewide mobile home or manufactured home titled by the North Carolina Department of Motor Vehicles currently situated within Section 1 of Eaton's Ferry Estates shall be allowed to remain, however, should any such singlewide mobile home or manufactured home be removed from any lot or lots, said singlewide mobile home or manufactured home shall not be replaced.

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: Robert L Johnson
Name: Robert L 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 L. 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 30 day of June, 2014.

David R Dixon
NOTARY PUBLIC

My commission expires: 11/14/17

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

BK:00968 PG:0786

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Jul 01, 2014
AT	11:00:18 am
BOOK	00968
START PAGE	0786
END PAGE	0787
INSTRUMENT #	01356
EXCISE TAX	(None)

DW

NORTH CAROLINA

WARREN COUNTY

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

AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS
OF EATON'S FERRY ESTATES

This Amendment to the Declaration of Restrictive Covenants entered into this 30 day of June, 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 are hereby amended as follows:

All residential structures built, erected or placed on any lot within Eaton's Ferry Estates subdivision shall have a minimum heated square footage 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: Robert L Johnson
Name: Robert L 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 L. 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 30 day of June, 2014.

David R Dixon
NOTARY PUBLIC

My commission expires: 11/14/17

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