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Fee Amt: \$28.00 Page 1 of 5
Granville County, NC
Kathryn Crews Averett Reg of Deeds
BK 1152 PG 504-508

Prepared by and return to: Malvern F. King, Jr., P.O. Drawer 3600, Durham, NC 27702

NORTH CAROLINA

GRANVILLE COUNTY

SECOND AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS is made on this ____ day of June, 2006, by PARK LAND OF NORTH
CAROLINA, LLC (the "Developer").

WITNESSETH:

THAT WHEREAS, the Developer on July 15, 2005, caused to be filed a Declaration of
Covenants, Conditions and Restrictions ("Declaration") in Book 1097 at Page 0317, Granville
County Register of Deeds, governing the ownership and occupancy of residential properties located
in 1104 Lyon's Place; and

WHEREAS, said Declaration contained a provision in Article XVIII pertaining to the
duration, amendment and termination of the Declaration which provided that the Declaration may
be amended from time to time by the Developer and owners of lots conveyed to third persons; and

WHEREAS, the Developer caused a First Amendment to Declaration of Covenants,
Conditions and Restrictions to be executed and filed on April 10, 2006 in Book 1141, Page 386,

Granville County Registry; and

WHEREAS, the Developer finds it necessary to further clarify the provisions of Paragraph E, Section V of the Declaration pertaining to building materials; and

WHEREAS, the Developer has conveyed Lots 2, 4, 13, 15, 17 and 19 to Joe F. Berini Construction Co., Inc. ("Berini"); and

WHEREAS, Developer has conveyed Lots 6, 7 and 23 to Bryant B. Roberts; and

WHEREAS, Developer has conveyed Lots 3, 5 and 22 to Donald G. Roberts; and

WHEREAS, Developer has conveyed Lot 8 to Mary Louise Goodman Holt; and

WHEREAS, Developer at the time of the making of this Second Amendment retains and holds title to Lots 1, 9, 10, 11, 12, 14, 16, 18, 20, 21, 24, 25, 26 and 27 and

WHEREAS, Developer may amend the Declaration at any time so long as it owns any property in the Development Area and has the affirmative votes of written consent of two-thirds (2/3) of the Lots which the Lot owners signing this Second Amendment constitute.

NOW, THEREFORE, the Developer hereby amends the Declaration as follows:

Article 13, Paragraph E, Section 5, is amended to read as follows:

"All dwellings and permitted structures placed on any lot shall be constructed of material of good grade, quality and appearance, and all construction shall be performed in good workmanship manner and quality. No used structure shall be relocated or placed on any lot and no structures shall have an exterior constructed of concrete blocks, asbestos or asphalt siding, provided that concrete blocks covered with stucco or other covering materials or brick may be used in the foundations of the structures but not on the exterior walls above foundation level. Any permitted outbuildings may be constructed of material that is of good

grade, quality and appearance and all construction shall be performed in good workmanship and quality, provided that all exteriors of whatever material on outbuildings must be brick or be painted wood or be covered with vinyl siding or similar pre-painted material and additionally shall be of the same material used on the exterior of the dwelling on said lot. The requirements of the Committee shall control all improvements to any lot , as is therein specified."

Except as the Declaration is amended, the provisions of the Declaration of Covenants, Conditions and Restrictions for 1104 Lyon's Place Subdivision as recorded in Book 1097 at Page 0315 shall be and remain the same.

IN WITNESS WHEREOF, the Developer hereby executes this instrument under seal this the ____ day of June, 2006.

PARK LAND OF NORTH CAROLINA, LLC, a
North Carolina limited liability company

By: TC [Signature]
Manager

Bryant B. Roberts and Deborah G. Roberts hereby consent to this Second Amendment to Declaration of Covenants, Conditions and Restrictions this 7th day of June, 2006.

[Signature] (SEAL)
Bryant B. Roberts

[Signature] (SEAL)
Deborah B. Roberts

DBR 6/6/06

Donald G. Roberts (divorced) hereby consents to this Second Amendment to Declaration of Covenants, Conditions and Restrictions this 7th day of June, 2006.

[Signature] (SEAL)
Donald G. Roberts

NORTH CAROLINA

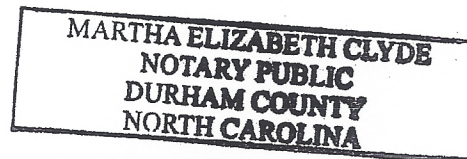
DURHAM COUNTY

I, Martha Elizabeth Clyde, a notary public of the County and State aforesaid, certify that T.C. Stanford, first being duly sworn, personally appeared before me this day and acknowledged that he is Manager of Park Land of North Carolina, LLC, and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed in its name by its Manager.

Witness my hand and official stamp or seal, this 6th day of June, 2006.

Martha Elizabeth Clyde
Notary Public

My commission expires: 10-24-07



NORTH CAROLINA

Durham COUNTY

I, Gloria J. Welch, a Notary Public of the County and State aforesaid mentioned, certify that BRYANT B. ROBERTS and DEBORAH B. ROBERTS, first being duly sworn, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 7th day of June, 2006.

Gloria J. Welch
Notary Public

A circular notary seal stamp for Gloria J. Welch, Notary Public, Durham County, North Carolina.

My commission expires: 5-17-08

NORTH CAROLINA

DURHAM COUNTY

I, GLORIA J. WELCH, a Notary Public of the County and State aforesaid mentioned, certify that DONALD G. ROBERTS, first being duly sworn, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 7th day of June, 2006.

My commission expires: 5-17-08

