



2010048541 00013

FORSYTH CO, NC FEE \$17.00

PRESENTED & RECORDED:

12-14-2010 09:49:13 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS
BY: S. GRIFFITH
ASST

BK: RE 2979

PG: 4424-4425

DRAFTED BY: BRUCE R. HUBBARD #126
 RETURN TO: BRUCE R. HUBBARD
 1598 Westbrook Plaza Dr, Suite 200
 Winston-Salem, NC 27103

**MODIFICATION OF RESTRICTIVE COVENANTS FOR
 THE GABLES AT BRIDGTON PLACE, SECTION I**

On this 13th day of December, 2010, Mareli, Inc., a North Carolina Corporation, does elect, pursuant to Paragraph 21 of the Restrictive Covenants for The Gables at Bridgton Place, Section I as recorded in Book 2835, Page 773-777, Forsyth County Registry, to modify the terms and conditions of said Restrictive Covenants for The Gables at Bridgton Place, Section I by modifying paragraph 3 in its entirety as follows:

3. No dwelling shall be built, erected, altered or used unless it shall contain a minimum of 1,100 square feet of heated and finished floor space, to be measured from outside wall lines, for the main body of the structure, exclusive of porches, garages, terraces and area heated and finished in basements. All dwellings must have driveways of asphalt, concrete or other hard surface material. Gravel drives are not permitted. All lots with dwellings shall have a gas or electric lamppost located within 8 feet of the front property line and installed prior to occupancy. All mailboxes shall be the same style and color as specified by the Developer. All foundations shall be brick veneer. All dwellings shall be constructed with a minimum of a one-car garage. Outside storage buildings are permitted in the rear yards and shall be constructed with the same materials and of similar design as the main dwelling. All garages shall be equipped with remote controlled garage door openers. All first floor elevations of the dwelling shall be a minimum of 1 foot and a maximum of 4 feet above the finished grade level measured at the front door. If the front steps are constructed with wood, then the front step risers must be painted the same trim color as the trim on the front porch or stoop. All garage doors shall have four carriage door hinges attached to the exterior.

Other than the above modification, all of the rest and remainder of the Restrictive Covenants of The Gables at Bridgton Place, Section I shall remain in full force and effect.

In witness whereof, Mareli, Inc. has caused this instrument to be executed in its corporate name by its duly authorized officer by authority of its Board of Directors on the date first above written.

MARELI, INC.

BY: 

Bruce R. Hubbard, Vice President

NORTH CAROLINA – FORSYTH COUNTY

I, Lucy Carr, a Notary Public of Forsyth County, NC do hereby certify that Bruce R. Hubbard personally came before me this day and acknowledged that he is Vice President of Mareli, Inc. and acknowledged on behalf of the corporation, the due execution of the foregoing instrument.

Witness my hand and notarial seal or stamp this the 13th day of December, 2010.

My Commission Expires: 10/25/2014



NORTH CAROLINA – FORSYTH COUNTY

The foregoing (or annexed) certificate of _____ is certified to be correct this the _____ day of _____, 2010.

Probate and filing fee \$_____ paid.

C. Norman Holleman, Register of Deeds