



MAIL TO: HUBBARD REALTY - 285 S. STRATFORD ROAD, W-S, NC 27103 <sup>BW</sup>  
DRAFTED BY: JAMES W. ARMENTROUT

NORTH CAROLINA  
FORSYTH COUNTY

MODIFICATION OF DECLARATION OF  
RESTRICTIVE COVENANTS OF BROWN'S  
RUN, SECTION TWO

On this 15<sup>th</sup> day of August, 1995, the undersigned Hubbard Realty of Winston-Salem, Inc., and Ramey Development Corporation, both North Carolina Corporations of Forsyth County, NC, hereinafter "Developers", do elect, pursuant to Paragraph 19 of the Declaration of Restrictive Covenants for Brown's Run, Section Two, as recorded in Book 1861, Page 1706, Forsyth County Registry, to modify the terms and conditions of said Declaration of Restrictive Covenants for Brown's Run, Section Two, (Book 1861, Page 1706) by deleting paragraph "3". DWELLING SIZE RESTRICTIONS:" in its entirety and substituting for same a new paragraph 3 as follows:

3. DWELLING SIZE RESTRICTIONS: No one-story dwelling shall be built, erected, altered or used unless the enclosed dwelling area of the structure on its ground or main floor contains at least 1400 square feet of floor space, as measured to the outside wall lines. No split level or split foyer dwelling shall be built, altered, erected or used unless the main body of the structure contains at least 1,400 square feet of floor space, as measured to the outside wall lines of the upper level. No two-story dwelling shall be built, altered, erected or used unless the enclosed dwelling area of the structure of both floors shall be at least 2,000 square feet of heated floor space and the first floor contains a minimum of 1,100 square feet of floor space, as measured to the outside wall lines. No one and one-half story dwelling shall be built, altered, erected or used unless the enclosed dwelling area of the structure on the first floor contains a minimum of 1,200 square feet of heated floor space, as measured to the outside wall lines. The second floor of a one and one-half story dwelling may be left unfinished but shall contain a minimum of 600 square feet of floor space that could be finished to heated living area, as measured from the outside walls.

Other than the replacement of paragraph "3" with a new paragraph "3" as set out above, all the rest and remainder of the Declaration of Restrictive Covenants for Brown's Run, Section Two (Book 1861, Page 1706) remain in full force and effect and the Developers do reaffirm and republish these unchanged paragraphs by this modification.

In witness whereof, the Developers have caused their duly authorized officers to execute same, all on the date first above written.

ATTEST:

Emma B. Hubbard  
SECRETARY  
(Corporate Seal)

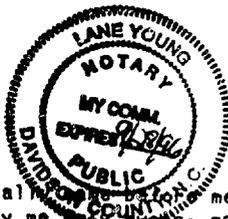
HUBBARD REALTY OF WINSTON-SALEM, INC.  
BY: James E. Hubbard  
PRESIDENT

ATTEST:

Kimberly R. Hicks  
Asst SECRETARY  
(Corporate Seal)

RAMEY DEVELOPMENT CORPORATION  
BY: JCF  
PRESIDENT





STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

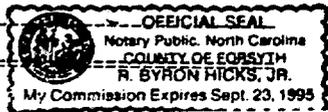
This 16th day of August, 1995, personally came before me, Lane Young, a notary public, Emma B. Hubbard, who, being made by me duly sworn, says that he knows the Common Seal of Hubbard Realty of Winston-Salem, Inc. and is acquainted with Lewis E. Hubbard who is the President of said Corporation, and that he, the said Emma B. Hubbard is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and that he, the said Emma B. Hubbard signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and notarial seal or stamp this the 16th day of August, 1995. (Notarial Seal or Stamp) My commission expires: 9/28/96 Lane Young Notary Public

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

This 15th day of August, 1995, personally came before me, R. Byron Hicks, Jr. a notary public, Kimberly R. Hicks, who, being made by me duly sworn, says that she knows the Common Seal of Barney Development Corporation and is acquainted with James W. Armentrout who is the Vice President of said Corporation, and that she, the said Kimberly R. Hicks is the Asst. Secretary of the said Corporation, and saw the said Vice President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said Vice President, and that she, the said Kimberly R. Hicks signed her name in attestation of the execution of said instrument in the presence of said Vice President of said Corporation.

Witness my hand and notarial seal or stamp this the 15th day of August, 1995. (Notarial Seal or Stamp) My commission expires: 9-23-95 R. B. Hicks Notary Public



NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) certificate of

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Lane Young, NP, Davidson County, Inc. (here give name and official title of the officer signing the certificate, the certificate passed upon) + R. Byron Hicks, Jr NP Forsyth County, NC

is (are) certified to be correct. This the 16th day of Aug 1995.

John Holleman Register of Deeds

By Hilda Holleman Deputy Assistant

Probation Filing Fee \$ paid.

PRESENTED FOR REGISTRATION AND RECORDED

95 AUG 16 11:08

John Holleman Register of Deeds Forsyth Co. NC

40.00 paid D.R. Hicks



MAIL TO: HUBBARD REALTY, 285 S. Stratford Road, Winston-Salem, NC 27103  
 DRAFTED BY: Lewis E. Hubbard

NORTH CAROLINA 21

**FORSYTH COUNTY**

**DECLARATION OF RESTRICTIVE  
 COVENANTS  
 BROWN'S RUN,  
 SECTION TWO**

**KNOW ALL MEN BY THESE PRESENTS:** That, Whereas **HUBBARD REALTY OF WINSTON-SALEM, INC. and RAMEY DEVELOPMENT CORPORATION** are the owners of all of the lots in the development known as **BROWN'S RUN SECTION TWO** plat of which is recorded in Plat Book 38 page(s) 52, in the Office of the Register of Deeds of **FORSYTH** County, North Carolina; and whereas, the undersigned desire to impose certain restrictions and conditions upon present and future owners of said lots;

**NOW, THEREFORE**, the undersigned hereby covenant and agree for themselves, their heirs, successors and/or assigns, with all persons, firms, corporations, or other parties hereafter acquiring title to lots in aforesaid development, that all of the said lots are to the use thereof, said conditions and restrictions to be appurtenant to and to run with all of the lots in said development, by whomsoever owned.

1. **USE OF LOTS:** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family residence and its customary accessory buildings and uses.

2. **SUBDIVISION OF LOTS:** No residence shall be erected on less than one lot and no lot shall be subdivided except that two owners may subdivide a lot between them, but only one residence shall be built on the combined original and subdivided portion of any lots.

3. **DWELLING SIZE RESTRICTIONS:** No one-story dwelling shall be built, erected, altered or used unless the enclosed dwelling area of the structure on its ground or main floor contains at least 1400 square feet of floor space, as measured to the outside wall lines. No split level or split foyer dwelling shall be built, altered, erected or used unless the main body of the structure contains at least 1,400 square feet of floor space, as measured to the outside wall lines of the upper level. No two-story dwelling shall be built, altered, erected or used unless the enclosed dwelling area of the structure of both floors shall be at least 2,000 square feet of heated floor space and the first floor contains a minimum of 1,100 square feet of floor space, as measured to the outside wall lines. No one and one-half story dwelling shall be built, altered, erected or used unless the enclosed dwelling area of the structure on the first floor contains a minimum of 1,400 square feet of heated floor space, as measured to the outside wall lines. The second floor of a one and one-half story dwelling may be left unfinished but shall contain a minimum of 600 square feet of floor space that could be finished to heated living area, as measured from the outside walls.

4. **SET BACK RESTRICTIONS:** As to each lot, there shall be total minimum side yards not less than 25 feet in width, no one of which shall be less than 10 feet in width. No building or part of building other than steps, open porches, overhanging eaves or cornices shall extend nearer the front property line than 40 feet. In the case of a corner lot, no building or part of a building other than steps, overhanging eaves or cornices shall extend nearer the side property line adjacent to the street than as shown on the recorded plat or 20 feet, whichever is greater.

5. **GARAGES AND FOUNDATIONS:** No front entrances basement garages shall be permitted and no bare block construction shall be permitted to show above the ground level of any house.

6. **DRIVEWAYS:** All driveways shall be paved or concrete.
7. **ANIMALS:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes and provided they are not permitted to become a nuisance to the neighborhood.
8. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for refuse or rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
9. **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, camper, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanent.
10. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
11. **ANTENNAE:** No exterior radio antennae nor satellite dishes shall be permitted if visible by public view from any street.
12. **SIGNS:** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or for rent, or signs used by a builder to advertise the property during the construction and sales period.
13. **SCREENING:** The erection of clothes lines, the maintenance of exterior garbage cans, the storage of boats, campers and trailers in clear view of open recreating areas shall not be permitted unless stored in a screened enclosure, either man-made or natural.
14. **FENCING:** No chain link or other restraining type fencing may be erected nearer the front property line than the rear wall of the single-family dwelling thereon. In the case of a corner lot, no chain link or other restraining type fencing may be erected nearer the side street than 40 feet.
15. **PARKING:** The parking on the streets of boats, campers, large trucks or unregistered or unlicensed vehicles for more than twenty-four (24) hours shall not be permitted.
16. **EASEMENTS:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet of each lot. Drainage flow shall not be obstructed nor be diverted from drainage or utility easements as designated above or on the recorded plat.
17. **STREETS:** All streets in this development have been constructed as public streets, meeting the standards of the specifications of the Town of Kernersville for subdivision streets. The developer has dedicated a right-of-way, as shown on the recorded map referred to above, having a width of at least 50 feet, as of the date of the recording of this map, the streets have been inspected by the Town of Kernersville and certified as having been planned and constructed according to their standards, including those relating to grading, roadbed, paving, and drainage.
- Nothing, including but not limited to, walls, fences, gates, timbers, trees, or plants, shall be erected, placed or permitted to remain in any portion of the street right-of-way or related sight or drainage easements as shown on the recorded map of this development. No drainage ditch or swale shall be filled, tiled, or altered in any way except in accordance with the standards of the Town of Kernersville.
18. **ENFORCEMENT:** Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages.

19. **DEVELOPER'S RIGHT OF MODIFICATION:** HUBBARD REALTY OF WINSTON-SALEM, INC. and RAMEY DEVELOPMENT CORPORATION have developed this subdivision pursuant to a general plan or theme of development, and do not intend to abandon this general plan. However, HUBBARD REALTY OF WINSTON-SALEM, INC. and RAMEY DEVELOPMENT CORPORATION reserve the right to cancel, modify, or change any of the above restrictions by the written consent of HUBBARD REALTY OF WINSTON-SALEM, INC. and RAMEY DEVELOPMENT CORPORATION which written consent shall be duly executed, acknowledged, and recorded in the Office of the Register of Deeds of FORSYTH County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of HUBBARD REALTY OF WINSTON-SALEM, INC. and RAMEY DEVELOPMENT CORPORATION as HUBBARD REALTY OF WINSTON-SALEM, INC. and RAMEY DEVELOPMENT CORPORATION may deem best for the general plan or scheme of development.

20. **APPLICABLE PERIOD:** The foregoing covenants, restrictions, and conditions shall remain in full force and effect, unless sooner changed in accordance with paragraph (19) herein, until March 1, 2014 at which time said covenants, restrictions, and conditions shall be automatically extended for successive periods of five (5) years unless by a vote of a majority of the then owners of the lots who agree to change the said covenants in whole or in part.

It is expressly understood and agreed between HUBBARD REALTY OF WINSTON-SALEM, INC. and RAMEY DEVELOPMENT CORPORATION and all subsequent purchasers of lots in the development known as BROWN'S RUN, SECTION TWO that all conveyances of lot(s) in said development are made subject to the foregoing covenants, conditions, and restrictions, and that they are for the protection and general welfare of the development and shall be covenants running with the land and binding upon all parties purchasing lots in said development and their heirs, successors, assigns, administrators, or executors.

21. No captions or titles in this Declaration of Covenants, Restrictions and Conditions shall be considered in the interpretation of any of the provisions hereof.

In case of conflict between any of the foregoing provisions and any Zoning Ordinances (or exceptions thereto which may lawfully be made by the Zoning Board of Adjustment) or laws which may be in effect, or which may hereafter be enacted, such Zoning Ordinances or laws shall control.

Invalidation of any one of these covenants, restrictions or conditions by judgment or Court order shall in no wise affect any of the other provision which shall remain in full force and effect.

IN WITNESS WHEREOF, the \_\_\_ President and \_\_\_ Secretary of HUBBARD REALTY OF WINSTON-SALEM, INC. have hereunto set their hands and seals this 17<sup>th</sup> day of June, 1995.

IN WITNESS WHEREOF, the \_\_\_ President and Asst Secretary of RAMEY DEVELOPMENT CORPORATION, have hereunto set their hands and seals, this 20<sup>th</sup> day of June, 1995.

HUBBARD REALTY OF WINSTON SALEM, INC.

BY: [Signature]  
President

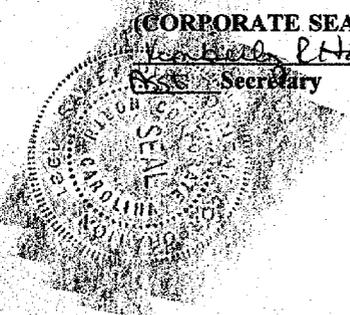


(CORPORATE SEAL)  
ATTEST:

[Signature]  
Secretary

RAMEY DEVELOPMENT CORPORATION

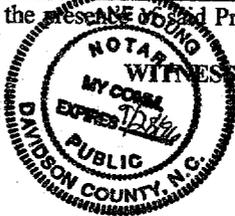
BY: [Signature]  
President



(CORPORATE SEAL)  
[Signature]  
Secretary

STATE OF NORTH CAROLINA - COUNTY OF DAVIDSON

This 19th day of June, 1995, personally came before me, Lane Young, a Notary Public, Emma B. Hubbard who, being by me duly sworn, says that she knows the Common Seal of HUBBARD REALTY OF WINSTON-SALEM, INC. and is acquainted with Lewis E. Hubbard who is the President of said Corporation, and that she, the said Emma B. Hubbard is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and the said Emma B. Hubbard, signed her name in attestation of the execution of said instrument in the presence of said President of said Corporation.



WITNESS my hand and Notarial Seal, this the 19th day of June, 1995.

Lane Young  
NOTARY PUBLIC

My Commission Expires: 9/28/96

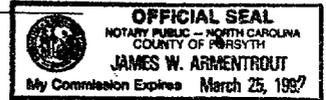
STATE OF NORTH CAROLINA - COUNTY OF DAVIDSON

This 20th day of June, 1994, personally came before me, James W. Armentrout, a Notary Public, Kimberly R. Hicke who, being by me duly sworn, says that she knows the Common Seal of RAMEY DEVELOPMENT CORPORATION and is acquainted with C. F. Ramey who is the President of said Corporation, and that she, the said Kimberly R. Hicke is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and that she, the said Kimberly R. Hicke, signed her name in attestation of the execution of said instrument in the presence of said President of said Corporation.

WITNESS my hand and Notarial Seal, this the 20th day of June, 1994.

James W. Armentrout  
NOTARY PUBLIC

My Commission Expires: 3/25/97



FORSYTH

NORTH CAROLINA - DAVIDSON COUNTY

The foregoing (or annexed) certificate(s) of

James W. Armentrout, NP, Joseph Co. Inc and  
Notary Public (Notaries Public) is certified to be correct this 20 day of June, 1995  
Lane Young, NP, Davidson Co. Inc

A. D. \_\_\_\_\_

L. E. Speas, Register of Deeds

Deborah Riddell Deputy

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'95 JUN 20 09:56

L. E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

\$16.00 pd.

Jere Daggner