

Mail to: James W. Armentrout, Ramey, Inc., P.O. Box 11840, Winston-Salem, NC 27116

DRAFTED BY BRANT H. GODFREY

NORTH CAROLINA) AMENDMENT TO THE DECLARATION OF
DAVIE COUNTY) COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OAK VALLEY

This Amendment to the Declaration of Covenants, Conditions, and Restrictions for Oak Valley, is made this 3rd day of June, 1996, by Oak Valley Limited Partnership, hereinafter called "Declarant".

W I T N E S S E T H :

WHEREAS, Declarant herein caused a Declaration of Covenants, Conditions and Restrictions for Oak Valley to be recorded in Book 175, Page 143, Davie County Registry; and

WHEREAS, Declarant reserved the right to impose additional Restrictive Covenants upon individual platted neighborhoods within Oak Valley;

NOW THEREFORE, Declarant herein imposes the following additional restrictions on those properties contained on a Map of Oak Valley, Section 11B, Phase II, Broadmoor as recorded in Plat Book 6, Page 154, Davie County Registry;

1. Each residence must utilize water-conservative fixtures and low-flush toilets;
2. No residence shall be constructed on any lot containing less than the following minimum square footages of heated living area:

for a 1-story dwelling: a minimum of 1700 square feet and a maximum of 2500 square feet;

for a 1 1/2-story dwelling: a minimum of 2000 square feet and a maximum of 3000 square feet;

for a 2-story dwelling: a minimum of 2000 square feet and a maximum of 3000 square feet;

for a split level dwelling: a minimum of 1700 square feet and a maximum of 2500 square feet;

The above square footage restrictions do not include area finished in a basement or lower level. The split level minimum/maximum is for the two principal levels of the dwelling. The maximum square footage restriction shall expire 5 years from the date of recordation of this Amendment.

187

646

IN WITNESS WHEREOF, Oak Valley Associates Limited Partnership has caused this Amendment to the Declaration of Covenants, Conditions and Restrictions for Oak Valley to be executed this 3rd day of June, 1996.

OAK VALLEY ASSOCIATES LIMITED PARTNERSHIP
by: Ridge Run Properties, Inc., Managing
General Partner



by: [Signature] (Seal)
President

[Signature]
Secretary

NORTH CAROLINA, DAVIE COUNTY

I, James W. Armentrout, a Notary Public for Forsyth County, North Carolina, do hereby certify that Dina Ramsey personally came before me this day and acknowledged that she is Secretary fo Ridge Run Properties, Inc., a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested to by Dina Ramsey as its Secretary. Witness my hand and notarial seal, this the 24 day of June, 1996.



My commission expires: 03/25/97

STATE OF NORTH CAROLINA - DAVIE COUNTY

The foregoing certificate of James W. Armentrout, Notary Public of Forsyth County, is certified to be correct. This instrument was presented for registration on June 3, 1996 at 2:10 P.M. and recorded in Deed Book 187, Page 645. This the 3 day of June, 1996.

HENRY L. SHORE, REGISTER OF DEEDS

by: Carol J. Forest
Deputy