

Mail to: James W. Armentrout, Ramey, Inc., P.O. Box 10, Bethania, NC 27010

DRAFTED BY: JAMES W. ARMENTROUT

NORTH CAROLINA)

)

DAVIE COUNTY)

AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OAK VALLEY

This Amendment to the Declaration of Covenants, Conditions, and Restrictions for Oak Valley, is made this 22nd day of January, 19 99, by Oak Valley Associates Limited Partnership, hereinafter called "Declarant".

WITNESSETH:

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 4 (Broadmoor) as recorded in Plat Book 7, Page 64, 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 <u>1700</u> square feet and a maximum of <u>2500</u> square feet;
for a 1 1/2-story dwelling:	a minimum of <u>2000</u> square feet and a maximum of <u>3000</u> square feet;
for a 2-story dwelling:	a minimum of <u>2000</u> square feet and a maximum of <u>3000</u> square feet;
for a split level dwelling:	a minimum of <u>1700</u> square feet and a maximum of <u>2500</u> square feet;

The above square footage restrictions do not include areas 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.

Any restriction, covenant or condition hereinabove set forth may be extended, removed, modified or changed by securing the written consent of the Developer, which written consent, if given, shall be duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Davie County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of the Developer. The Developer may convey its right to remove, modify or change any restriction, condition or covenant of this instrument to any person, firm or corporation by instrument in writing duly recorded in the Office of the Register of Deeds of Davie County, North Carolina.

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 22nd day of January, 19 99.

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

(Corporate Seal)

Attest:

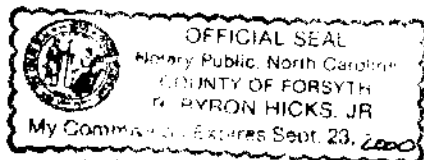
by:

President

NORTH CAROLINA, DAVIE COUNTY

I, R. Byron Hicks, Jr., a Notary Public for Forsyth County, North Carolina, do certify that James U. Amendment personally appeared before and acknowledged that he is Att Secretary of 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 James U. Amendment as its Att Secretary.

Witness my hand and notarial seal, this the 22nd day of January, 19 99.



My commission expires: SEPT. 23, 2000

R. Byron Hicks, Jr.
Notary Public

STATE OF NORTH CAROLINA - DAVIE COUNTY

The foregoing certificate of R. Byron Hicks, Jr., Notary Public of Forsyth County, is certified to be correct. This instrument was presented for registration on January 29, 1999 at 4:29 P.M. and recorded in Deed Book 209, Page 281.

HENRY L. SHORE, REGISTER OF DEEDS

by: March Smith
deputy