

FILED FOR REGISTRATION

August 3, 2004 3:58 p.m.

DATE TIME

AND RECORDED IN BOOK 564 PAGE 342

M. BRENT SHOAF, REGISTER OF DEEDS

DAVIE COUNTY, NC

BY Cindy Whitaker
Deputy

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 2nd day of August, 2004, 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 6 (Broadmoor) as recorded in Plat Book 8, Page 110, Davie County Registry;

1. Each resident 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 ½ -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 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 this Amendment.

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 2nd day of August, 2004.

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

by: C. I. [Signature] (SEAL)
President

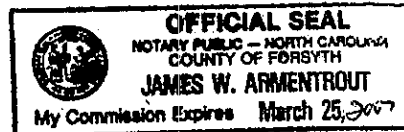
[Signature]
Post. Secretary

North Carolina, Forsyth County

I, James W. Armentrout, a Notary Public for Forsyth County, North Carolina, do hereby certify that Dian Ramey personally came before me this day and acknowledged that she is 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 Dian Ramey as its Secretary. Witness my hand and notarial seal, this the 2nd day of August, 2004. Kimberly R. Cardwell ASST

[Signature]
Notary Public

My commission expires: 7-25-2007



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 August 3, 2004 at 3:58 p.m. and recorded in Deed Book 564, Page 342. This the 3 day of August 2004.

M. Brent Shoaf, Register of Deeds

by: Cindy Whitaker
Deputy