

726/960

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 May, 2007, by Oak Valley Associates Limited Partnership, and David F. Keller and wife Emily M. Keller, hereinafter "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 13(1) Sawgrass as recorded in Plat Book 9, Page 183, 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>2200</u> square feet
for a 1 1/2-story dwelling:	a minimum of <u>2900</u> square feet
for a 2-story dwelling:	a minimum of <u>2900</u> square feet
for a split level dwelling:	a minimum of <u>2200</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.

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 / David F. Keller and wife Emily M. Keller have executed this Amendment to the Declaration of Covenants, Conditions and Restrictions for Oak Valley to be executed this 22nd day of May, 2007.

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

(Corporate Seal)

by:

President

Attest:

Dina Ramsey
Secretary

David F. Keller
Emily M. Keller

NORTH CAROLINA, DAVIE COUNTY

I, James W. Armentrout, a Notary Public for Forsyth County, North Carolina, do certify that Dina Ramsey personally appeared before 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 Her as its Secretary.

Witness my hand and notarial seal, this the 22nd day of May, 2007.

JAMES W. ARMENTROUT
NOTARY PUBLIC
FORSYTH COUNTY, NC

My Commission Expires 3/2012

James W. Armentrout
Notary Public

Seal/Stamp

JAMES W. ARMENTROUT
NOTARY PUBLIC

FORSYTH COUNTY NC

MY COMMISSION EXPIRES 3/28/2012

My commission expires 3/28, 2012.

STATE OF NORTH CAROLINA - Forsyth County

I, James W. ArmentROUT, a Notary Public of Forsyth County, NC
do hereby certify that David F. Holton + wife Emily M. Holton

_____ personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 28th day of May, 2007

Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC
do hereby certify that _____

_____ personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the ____ day of _____, 20__

My commission expires _____, 20__.

Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC
do hereby certify that _____

_____ personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the ____ day of _____, 20__

My commission expires _____, 20__.

Notary Public

The foregoing Certificate(s) of _____

_____ is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Asst.