

HOLD FOR JAMES M. DAY

BOOK 3325 PAGE 525

NORTH CAROLINA
WAKE COUNTY

FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS & RESTRICTIONS FOR STAFFORD
TOWNHOMES

THIS FIRST AMENDMENT to the Stafford Townhomes Declaration, made on the date hereinafter set forth, by Heritage Green Associates, a North Carolina General Partnership organized under the laws of North Carolina, hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant has previously executed and recorded the Declaration of Covenants, Conditions & Restrictions for Stafford Townhomes, the same having been recorded on May 16, 1984 in Book 3284, Pages 87 through 109, Wake County Registry; and,

WHEREAS, said Declaration provides in Article IV, Section 1, that the Declarant may annex Additional Properties to this Declaration without the consent of the Class A membership until August 31, 1986; and,

WHEREAS, Declarant is the owner of certain property in the City of Raleigh, County of Wake, State of North Carolina, and which is more particularly described on Schedule A as attached hereto which Declarant desires to annex to the above referenced Declaration as Additional Properties.

NOW, THEREFORE, Declarant hereby declares that all of the properties described in Schedule A herein shall be held, sold and conveyed subject to the easements, restrictions, covenants, and conditions contained in said Declaration and Amendments to Declaration, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

EXCEPT as hereinabove amended, said Declaration and Amendments to Declaration are hereby ratified and confirmed.

PRESENTED
FOR
REGISTRATION
JUL 30 4 13 PM '84
KENNETH C. WILKINS
REGISTER OF DEEDS
WAKE COUNTY, NC

IN WITNESS WHEREOF, the undersigned, being the general partners of
Declarant herein, have executed this instrument this 12 day of
July, 1984.

HERITAGE GREEN ASSOCIATES, a North
Carolina General Partnership

ATTEST:

BY: Preferred Investments, Inc.,
a General Partner

BY: Roy Pinyoun
Roy Pinyoun, Vice President

Carol P. Cole
Asst. Secretary

(CORPORATE SEAL)

ATTEST:

BY: WALLACE-HUNT ASSOCIATES, a General
Partner

BY: Hunt Properties, Inc.
a General Partner

BY: K. Neal Hunt
K. Neal Hunt, President

Maxwell D. Cooper
Secretary

(CORPORATE SEAL)

ATTEST:

BY: R.P. WALLACE CONSTRUCTION COMPANY,
a General Partner

BY: R.P. Wallace
R.P. Wallace, President

R.P. Wallace
Secretary

(CORPORATE SEAL)

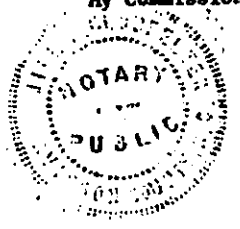
NORTH CAROLINA
GUILFORD COUNTY

I, Jill R. Clodfelter, a Notary Public of the County of
Guilford, State of North Carolina, do hereby certify that Roy Pinyoun,
personally appeared before me this day and acknowledged that he is Vice
President of Preferred Investments, Inc., General Partner, and that by
authority duly given and as the act of the corporation, the foregoing
instrument was signed in its name by its Vice President, sealed with its
corporate seal and attested by its Secretary.

Witness my hand and official seal this the 12 day of July,
1984.

Jill R. Clodfelter
Notary Public

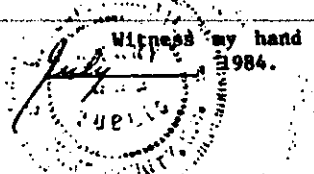
My Commission expires: 4/18/89



NORTH CAROLINA

WAKE COUNTY

I, L. Luce Rapdale, a Notary Public of the County of Wake, State of North Carolina, do hereby certify that K. Neal Hunt, personally appeared before me this day and acknowledged that he is President of Hunt Properties, Inc. General Partner of Wallace-Hunt Associates, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name as General Partner by its President, sealed with its corporate seal and attested by its Secretary.



Witness my hand and official seal this the 12th day of

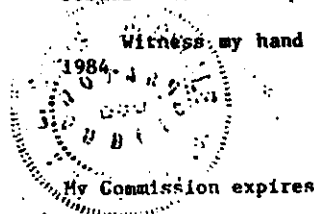
L. Luce Rapdale
Notary Public

My Commission expires: 2-13-88

NORTH CAROLINA

WAKE COUNTY

I, L. Luce Rapdale, a Notary Public of the County of Wake, State of North Carolina, do hereby certify that R.P. Wallace, personally appeared before me this day and acknowledged that he is President of R.P. Wallace Construction, General Partner, and that by authority duly given and as the act of the General Partner, the foregoing instrument was signed in its name as General Partner by its President, sealed with its corporate seal and attested by its Secretary.



Witness my hand and official seal this the 12th day of July, 1984.

L. Luce Rapdale
Notary Public

My Commission expires: 2-13-88

NORTH CAROLINA - WAKE COUNTY

The foregoing certificate of Jill R. Clodfelter,
L. Luce Rapdale,
Notary Public is

(are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

KENNETH C. WILKINS, Register of Deeds

Joseph B. Johnson
Asst. / Deputy Register of Deeds

BEGINNING at an iron pipe located in the southern right-of-way of Spring Forest Road, said pipe marking the northeast corner of lands described as Section 1 - Stafford Townhomes recorded in Book of Maps 1984, Page 157, Wake County Registry; thence along the southern right-of-way of Spring Forest Road, S 60° 15' 00" E 532.74 feet to an iron pipe; thence leaving the southern right-of-way of Spring Forest Road S 46° 36' 29" E 591.93 feet to an iron pipe; thence S 76° 30' 38" W 876.16 feet to an iron pipe in the northern boundary line of Eden Forest Subdivision; thence along said northern boundary line the following courses and distances: N 29° 06' 27" W 112.96 feet, and N 30° 17' 20" W 227.03 feet to an iron pipe in the eastern boundary of lands described as Phase IIA - Stafford Townhomes; thence continuing along said eastern boundary the following courses and distances: N 71° 19' 37" E 98.81 feet to an iron pipe, N 21° 10' 00" E 99.00 feet to an iron pipe, N 53° 05' 00" W 46.00 feet to an iron pipe, N 36° 55' 00" E 76.00 feet to an iron pipe, N 53° 05' 00" W 12.00 feet to an iron pipe, N 36° 55' 00" E 92.00 feet to an iron pipe, N 12° 32' 32" W 56.99 feet to an iron pipe, and N 68° 45' 00" W 84.00 feet to an iron pipe, said point also marking the eastern boundary of Section 1 - Stafford Townhomes; thence along the eastern boundary line of Section 1 - Stafford Townhomes N 10° 00' 00" E 300.17 feet to the point and place of BEGINNING, being approximately 10.310 acres, all in accordance with a survey entitled "Stafford Townhomes, Phase IIB", prepared by Bass, Nixon & Kennedy, Inc. and recorded in Book of Maps 1984, Page 1050, Wake County Registry.

BEGINNING at an iron pipe marking the southeastern corner of lands described as Section 1 - Stafford Townhomes recorded in Book of Maps 1984, Page 157, Wake County Registry; thence along the eastern boundary of said lands N 10° 00' 00" E 40.00 feet to an iron pipe; thence leaving said boundary line S 68° 45' 00" E 84.00 feet to an iron pipe; thence S 12° 32' 32" E 56.99 feet to an iron pipe; thence S 36° 55' 00" W 92.00 feet to an iron pipe; thence S 53° 05' 00" E 12.00 feet to an iron pipe; thence S 36° 55' 00" W 76.00 feet to an iron pipe; thence S 53° 05' 00" E 46.00 feet to an iron pipe; thence S 21° 10' 00" W 99.00 feet to an iron pipe; thence S 71° 19' 37" W 98.81 feet to an iron pipe in the northern boundary line of Eden Forest Subdivision; thence along said northern boundary line the following courses and distances: N 22° 50' 00" W 137.75 feet to an iron pipe, N 30° 26' 39" W 202.41 feet to an iron pipe, and N 59° 38' 28" W 136.48 feet to an iron pipe, said iron pipe also being in the southern boundary line of Section 1 - Stafford Townhomes; thence leaving the northern boundary line of Eden Forest Subdivision and continuing along the southern boundary line of Section 1 - Stafford Townhomes the following courses and distances: N 85° 55' 00" E 204.00 feet to an iron pipe and S 73° 55' 00" E 163.00 feet to an iron pipe, the point and place of BEGINNING, being approximately 1.93 acres, all in accordance with a survey entitled "Stafford Townhomes - Phase IIA", prepared by Bass, Nixon & Kennedy, Inc. and recorded in Book of Maps 1984, Page 668, Wake County Registry.