

Prepared by and Return To:

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NORTH CAROLINA

**SECOND AMENDMENT TO COVENANTS FOR
LAUREL OAKS SUBDIVISION**

FRANKLIN COUNTY

THIS AMENDMENT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LAUREL OAKS SUBDIVISION made on this 12 day of JUNE, 2018 by HOLDEN
DEVELOPMENT, LLC, a North Carolina corporation, hereinafter called "Declarant";

WITNESSETH

THAT WHEREAS, Declarant is the owner of certain property identified on that plat recorded in Plat
Book 2016, Pages 170-172, Franklin County Registry known as "Laurel Oaks Subdivision"; and

WHEREAS, Declarant has previously recorded covenants, conditions and restrictions for Laurel Oaks Subdivision in Book 2054, Pages 589-598, and as amended in Book 2144 Pages 816-820, Franklin County Registry; and

WHEREAS, the aforesaid covenants allow for amendment by Declarant pursuant to Section 30 of those previously recorded covenants; and

WHEREAS, Declarant now desires to additionally amend said covenants;

NOW THEREFORE, the Declarant hereby amends the following:


1. Section 1 is hereby amended by deleting Section 1 in its entirety and replacing with the following language: "All dwellings shall be used for single family residential purposes only as defined by Franklin County zoning code and shall have finished ground floor area, exclusive of basements, porches, and garages of a minimum of 1,700 square feet for all Ranch style homes. Any homes which are to be Two-Story shall have a minimum of 2,000 square feet. Yards must be seeded and landscaped in front, back, and on each side. All stumpage, debris and waste material from construction shall be removed from the lot immediately upon completion of the residential building.
2. Section 3 is hereby amended to delete the existing language concerning roof pitches and to replace with the following language: "All dwellings shall have a minimum of 7.5 feet by 12 feet main roof pitch."
3. Section 14 shall be amended to add the following language: "However, any homes in Phase 2 shall be allowed to build upon slab foundations. Further Phase 2 homes shall also be allowed to be built with Stone Front Foundations with Parged on the sides and back of the homes."
4. Section 15 shall be amended by deleting Section 15 in its entirety and replacing with the following language: "No, fence, wall, hedge or mass planting shall be erected or permitted to remain on any lot closer to the front lot line than the back of the dwelling located on the lot. The type, style and

location of all fences must be approved in advance by the Declarant or Declarant's designee. No fence wall, hedge or mass planting shall encroach upon adjoining lots. No fence shall be greater in height than six feet at any portion of the fence, and no fence shall enclose more than one-half of the total area of the lot unless specifically approved by Declarant, Declarant's designee or the Property Owner's Association first. Failure to get such approval shall be a direct violation of these covenants."

Except as set forth herein, the remainder of the Declaration of Covenants, Conditions and Restrictions for Laurel Oaks Subdivision recorded in Book 2054, Pages 589-598 and as amended in Book 2144 Pages 816-820, Franklin County Registry shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned owners have hereunto set their hands and seals to these covenants the date and year first above written.

HOLDEN DEVELOPMENT, LLC

BY: 
Matthew D. Winslow, Member/Manager

STATE OF NORTH CAROLINA COUNTY OF WAKE

I, a notary Public of the County and State aforesaid, certify that Matthew D. Winslow personally appeared before me this day and acknowledged that he is Member/Manager of Holden Development, LLC, a North Carolina limited liability company and that by authority duly given, the foregoing instrument was signed by him as Manager in the Company name and as the act of the Company.

Witness my hand and official stamp or seal, this the 12 day of June, 2018.

My Commission Expires: 10-3-2020
Notary Public 