

BK 74796009

PRESENTED  
FOR  
REGISTRATION

Prepared by and hold for:  
William H. Weatherspoon, Jr.  
BROWN & BUNCH

000421

97 MAY 27 PM 4:07

LAURA M. RIDDICK  
REGISTER OF DEEDS  
WAKE COUNTY

STATE OF NORTH CAROLINA

COUNTY OF WAKE

AMENDMENT TO PROTECTIVE COVENANTS FOR  
ST. ANDREWS PLANTATION

THIS AMENDMENT TO PROTECTIVE COVENANTS FOR ST. ANDREWS PLANTATION ("Amendment") is made on this 27th day of May, 1997 by Saint Andrews Land Group, L.L.C., a North Carolina limited liability company ("Declarant").

WITNESSETH THAT:

WHEREAS, Declarant is the developer of that subdivision known as St. Andrews Plantation, located in Wake County, North Carolina (the "Subdivision");

WHEREAS, Declarant has subjected certain lots within the Subdivision to various conditions, covenants and restrictions pursuant to those certain Protective Covenants recorded in Book 6487, Page 563, Wake County Registry, as amended from time to time (collectively the "Declaration"); and

WHEREAS, Lot 37, St. Andrews Plantation, Section B, as shown on Book of Maps 1995, Page 1307, Wake County Registry, is subject to the conditions, covenants and restrictions set forth in the Declaration; and

WHEREAS, pursuant to the provisions of Article XVII of the Declaration, "[t]hese restrictions are subject to being altered, modified, cancelled or changed at any time as to said subdivision as a whole or as to any subdivided lot or part thereof by written document executed by the Declarant so long as Declarant shall own one or more lots"; and

WHEREAS, Declarant is the owner of record of more than one lot within the Subdivision; and

WHEREAS, Declarant desires to modify the Declaration for the purposes of changing the minimum setback requirements set forth therein with respect to one (1) lot within the Subdivision;

NOW, THEREFORE, in consideration of the premises, Declarant hereby modifies Article VI of the Declaration to provide that a dwelling located on a corner lot may face either street and may be located no nearer than 25 feet to one street if the same is at

least 44 feet from the other street; provided, however, such modification shall only be applicable to Lot 37, St. Andrews Plantation, Section B, as shown on Book of Maps 1995, Page 1307, Wake County Registry.

Except as hereby modified, the remaining conditions, covenants and restrictions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed in its name, under seal, by its Managing Member, as of the day and year first above written.

Saint Andrews Land Group, L.L.C., a North Carolina limited liability company

By: James M. Adams Sr. (SEAL)  
James M. Adams, Sr., Managing Member

State of North Carolina  
County of Granville

I, Sylvia L. Fowler, a Notary Public of the County and State aforesaid, do hereby certify that James M. Adams, Sr., Managing Member of Saint Andrews Land Group, L.L.C., a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27 day of May, 1997.

Sylvia L. Fowler  
Notary Public



Commission expires: 2-16-99

NORTH CAROLINA — WAKE COUNTY  
The foregoing certificate of Sylvia L. Fowler

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Notary(y)(les) 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.

LAURA M. RIDDICK, Register of Deeds  
By P. Anne Reed  
Asst./Deputy Register of Deeds