

NORTH CAROLINA
WAKE COUNTY
000224

PRESENTED
FOR
REGISTRATION

96 JUL 16 AM 11:17

AMENDMENT TO
PROTECTIVE COVENANTS
ST. ANDREWS PLANTATION

KENNETH C. WILKINS
REGISTER OF DEEDS
WAKE COUNTY

THIS AMENDMENT TO PROTECTIVE COVENANTS is made this 15th day of July, 1996, by Saint Andrews Land Group, L.L.C., a North Carolina Limited Liability Company ("Declarant").

W I T N E S S E T H:

Whereas, Declarant is the developer of that subdivision known as St. Andrews Plantation located in Wake County, North Carolina;

Whereas, Declarant has subjected certain property located in St. Andrews Plantation, to Protective Covenants recorded in Book 6487, Page 563, Wake County Registry ("Master Declaration"), which Master Declaration has been amended by Amendments recorded in Book 6655, Page 942, Book 6736, Page 155, Book 6737, Page 43 and Book 6747, Page 179, and any other Amendments of record thereto, recorded in the Wake County Registry;

Whereas, the Master Declaration, as amended, provides in Article XVII thereof that "[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 parcel thereof by written document executed by the Declarant so long as Declarant shall own one or more lots";

Whereas, Declarant is the owner of more than one lot in Saint Andrews Plantation;

Now, Therefore, Declarant hereby alters, modifies, changes and amends the Master Declaration, as previously amended, by deleting Article VI thereof and substituting the following as Article VI of the Master Declaration:

Article VI

No dwelling shall be erected on any lot nearer to the front lot line than 45 feet, nor nearer to a side lot line than 10 feet, provided, however, on corner lots the dwelling may face either street and may be located no nearer than 30 feet to one street if the same is at least 45 feet from the other street. Declarant reserves the right to waive violations of these setback requirements which are not in excess of 10% of the requirements stated above.

Except as it is hereby altered, modified, changed and amended, the remaining terms, conditions and provisions of the Master Declaration, as previously amended, shall remain in full force and effect.

IN TESTIMONY WHEREOF, Declarant has caused this instrument to be executed in its name, under seal, by its Managing Member.

SAINT ANDREWS LAND GROUP, L.L.C.,
a North Carolina Limited
Liability Company

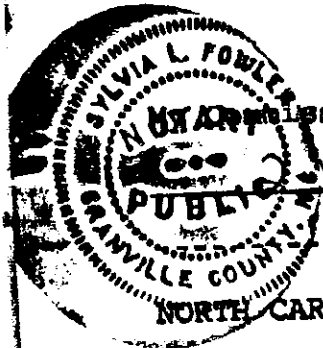
By: James M. Adams, Sr. (Seal)
James M. Adams, Sr.
Managing Member

STATE OF NORTH CAROLINA
COUNTY OF Dranville

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 seal or stamp, this 15 day of July, 1996.

Sylvia L. Fowler
Notary Public



Commission Expires:

12-99

(Notary Seal)

The foregoing certificate(s) of Sylvia L. Fowler Notar(y) 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

By: P. Anne Redd
Asst/Deputy Register of Deeds