

BK 1484 PG 964

FOR REGISTRATION REGISTER OF DEEDS
JENNIFER LEGGETT WHITEHURST
BEAUFORT COUNTY NC
2005 OCT 26 03:24:35 PM
BK:1484 PG:964-966 FEE:\$17.00
INSTRUMENT # 2005008846

NORTH CAROLINA
BEAUFORT COUNTY

**FOURTH MODIFICATION TO
DECLARATION OF PROTECTIVE COVENANTS
LAURCOUR FARMS**

THIS MODIFICATION TO DECLARATION OF PROTECTIVE COVENANTS
is made and entered into this the 26th day of October, 2005,
by **Laurcour Farms, Inc.**, hereinafter referred to as the
"Declarant" within this document.

WITNESSETH:

WHEREAS, the Declarant is the owner of in excess of
thirty percent of those certain lots described in a map or
plat thereof entitled "Survey for Laurcour Farms, Washington
Township, Beaufort County, North Carolina" by The East Group
Engineering Architecture, Surveying and Technology dated the
21st day of July, 2000, and recorded in Plat Cabinet F, Slides
61-8, 61-9, 61-10 and 62-1 and also as shown on plats entitled
"Survey of Market Square of Washington" recorded in Plat
Cabinet F, Slide 100-9 and 100-10, Plat Cabinet G, Slide 1-1
and 1-2; and

WHEREAS, Declarant has previously recorded a Declaration
of Protective Covenants (Declaration) which is recorded in
Book 1201, Page 163 and modified in Book 1353, Page 541 and
Book 1447, Page 644 of the Beaufort County Registry; and

WHEREAS, Declarant, pursuant to the provisions of the
Declaration, desires to modify the Declaration as set forth
herein.

NOW, THEREFORE, Declarant hereby declares and makes known
that the Declaration recorded in Book 1201, Page 163 of the
Beaufort County Registry and the modifications recorded in
Book 1353, Page 541 and Book 1447, Page 644 of the Beaufort
County Registry are hereby modified as set forth below and
that the Declaration and Modifications to Declaration
referenced above, as modified herein, are hereby imposed upon
the property described in the plats referenced above, which
conditions shall run with the land in the subdivision and
shall be binding upon the Declarant, its agents, heirs,
successors and assigns and upon all parties and persons
claiming by or through or under them or owning property
described in the aforesaid plats.

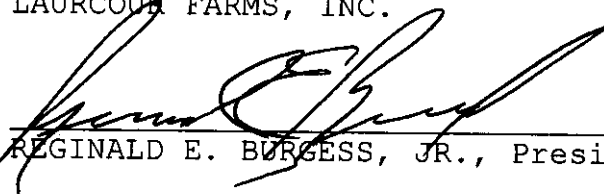
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1. Paragraph 13 of the Declaration shall be modified to read as follows: "**Roads**": The Declarant shall be responsible for maintenance and repair of the roads as shown on the various subdivision plats unless and until the maintenance and repair of such roads are conveyed to and become the responsibility of the Property Owners Association or such roads are taken over and become the responsibility of a governmental entity.
2. Except as modified herein the terms of the Declaration and the Modifications thereto shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed in its name and under its seal the day and year first above written.

LAURCOUR FARMS, INC.

BY:



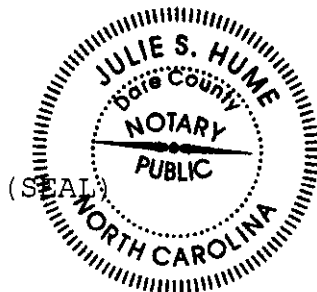
(SEAL)

REGINALD E. BURGESS, JR., President

STATE OF NORTH CAROLINA
COUNTY OF DARE

I, the undersigned Notary Public, certify that REGINALD E. BURGESS, JR., personally came before me this day and acknowledged that he is the President of LAURCOUR FARMS, INC., a North Carolina corporation, and that he as President being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal, this the 26th day of October, 2005.



NOTARY PUBLIC

My Commission Expires: 3/8/2008

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JENNIFER LEGGETT WHITEHURST
BEAUFORT COUNTY REGISTER OF DEEDS
COURTHOUSE BUILDING
112 W. 2ND STREET
WASHINGTON, NC 27889

Filed For Registration: 10/26/2005 03:24:35 PM

Book: RE 1484 Page: 964-966

Document No.: 2005008846

MOD 3 PGS \$17.00

Recorder: GALEN DERIK DAVIS

Chris. Melendon
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