

FOR REGISTRATION REGISTER OF DEEDS
JENNIFER LEGGETT WHITEHURST
BEAUFORT COUNTY, NC
2005 APR 11 11:57:05 AM
BK: 1447 PG: 644-647 FEE: \$20.00
INSTRUMENT # 2005002686

NORTH CAROLINA
BEAUFORT COUNTY

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

THIS MODIFICATION TO DECLARATION OF PROTECTIVE COVENANTS is made and entered into this the 11th day of May, 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

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

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

County Registry are hereby modified as set forth below and that the Declaration and Modification 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.

1. The following shall be added to Paragraph 4 of the Declaration as modified: all dwellings built in the subdivision shall conform to the plans and specifications of one of four sets of floor plans and specifications to be provided by Declarant or its successor.
2. Paragraph 26c as modified shall be modified as follows: The \$450.00 per lot annual assessment shall be decreased to a \$125.00 per lot annual assessment and may be increased or decreased from time to time by Declarant or its successor during Declarant's control period.
3. Paragraph 9 of the Declaration shall be modified as follows: The rear building line setback for all lots shall be ten (10) feet.
4. Except as modified herein, the terms of the Declaration and the Modification to Declaration 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)
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/she is the President of Laurcour Farms, Inc., a corporation, and that he/she as President being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this the 11th day of April, 2005.

My commission expires:
7/2/05

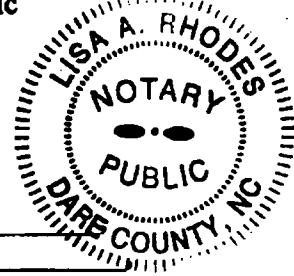

Notary Public

EX 1447 PG 646

(Notarial Seal)

NORTH CAROLINA, BEAUFORT COUNTY

The foregoing certificate of Lisa A. Rhodes
a Notary Public of Dare County, North Carolina
is 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.

REGISTER OF DEEDS

BY: _____
ASST. REGISTER OF DEEDS