

FOR REGISTRATION REGISTER OF DEEDS
JENNIFER LEGGETT WHITEHART
BEAUFORT COUNTY, NC
2003 SEP 11 11:47:44 AM
BK:1353 PG:541-543 FEE:\$17.00
INSTRUMENT # 2983808677

NORTH CAROLINA
BEAUFORT COUNTY

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

THIS MODIFICATION TO DECLARATION OF PROTECTIVE COVENANTS is made and entered into this the 9th day of September, 2003 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

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 is hereby modified as set forth below and that the Declaration, 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. Paragraph 1 of the Declaration shall be modified as follows: The words "mobile homes, modular factory homes or" shall be deleted and in place thereof shall be added the words "stick built".
2. Paragraph 4 of the Declaration shall be modified as Follows: The words "mobile homes" shall be deleted. After the first sentence shall be added the following: "All homes in the subdivision shall have at a minimum a two car garage. No dog kennels shall be permitted. Any fence to be constructed must be of white vinyl material and all railings upon any porch or deck shall be constructed of white vinyl materials."
3. Paragraph 20 shall be modified by adding the following to the end of that paragraph: "All driveways must have, at a minium, a single car turnaround."
4. Paragraph 26c shall be modified as follows: The \$240.00 per lot annual assessment shall be increased to a \$450.00 per lot annual assessment.
5. Except as modified herein, the terms of the 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: _____

President

(SEAL)

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 9 day of September, 2003.

My commission expires:

9-19-04

(Notarial Seal)

Jill A. Ware
Notary Public

Jill A. Ware
Notary Public
Dare County, N.C.