

FILED
PERSON COUNTY NC
04/04/97 9:12 AM
AMANDA W. GARRETT
Register Of Deeds

PREPARED BY: James W. Tolin, Jr., Roxboro, North Carolina

NORTH CAROLINA
PERSON COUNTY

**AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
FOR CRYSTAL PINE FARMS**

THIS Amendment to Declaration of Protective Covenants, made and entered into this 3rd day of April, 1997, by and between Southern Shores Enterprises, a North Carolina General Partnership doing business in Person County, North Carolina, (the "Declarant"), and their successors in title to any portion of the land described in Declaration of Protective Covenants for Crystal Pine Farms Subdivision recorded in Deed Book 253, Page 617, Person County Registry, hereinafter described as party of the second part;

WITNESSETH:

THAT WHEREAS Declarant made declaration of certain protective covenants concerning Crystal Pine Farms Subdivision located in Cunningham Township, Person County, North Carolina, said protective covenants being recorded in Deed Book 253, Page 617, Person County Registry, on March 28, 1996;

AND WHEREAS, under Article 4, Section 2, the Declarant reserved the right to amend the said protective covenants in its sole discretion until eighty per cent of the lots in the protected area were sold by the Declarant;

AND WHEREAS, less than eighty per cent of the lots in the subject subdivision have been sold and Declarant deems it in the best interest of said subdivision if the aforementioned protective covenants were amended;

NOW, THEREFORE, in consideration of the premises, Declarant hereby covenants and agrees with the purchasers of the various lots of the property described and referred to in Protective Covenants recorded in Deed Book 253, Page 617, and with each of them, that the said Declaration of Protective covenants are hereby amended as follows:

1.

The description of the property which is subject to the provisions of the restrictions of said covenants which is found on page one of the above referenced document is hereby amended

by the addition of the following language:

"SAVE AND EXCEPT: There is excepted from the real property subject to the provisions of this document all parcels of real property which are carved from the above described parcel which do not have road frontage on Crystal Forest Drive or use Crystal Forest Drive for access. Crystal Forest Drive is shown on the above described plat of survey."

It is the purpose of this amendment to delete all parcels which are carved from the original tract and which do not have frontage on, or have access to, Crystal Forest Drive from being subject to the aforesaid covenants.

2.

Article IV (TERM AND AMENDMENTS), Section 2. Amendment by Declarant, page 10, is hereby amended by the replacement of the phrase "until eighty percent of the described real property is sold by the Declarant" with the phrase "until one hundred percent of the described real property is sold by the Declarant".

In all other respects the protective covenants recorded in Deed Book 253, Page 617, Person County Registry, are hereby reaffirmed.

SOUTHERN SHORES ENTERPRISES

BY:

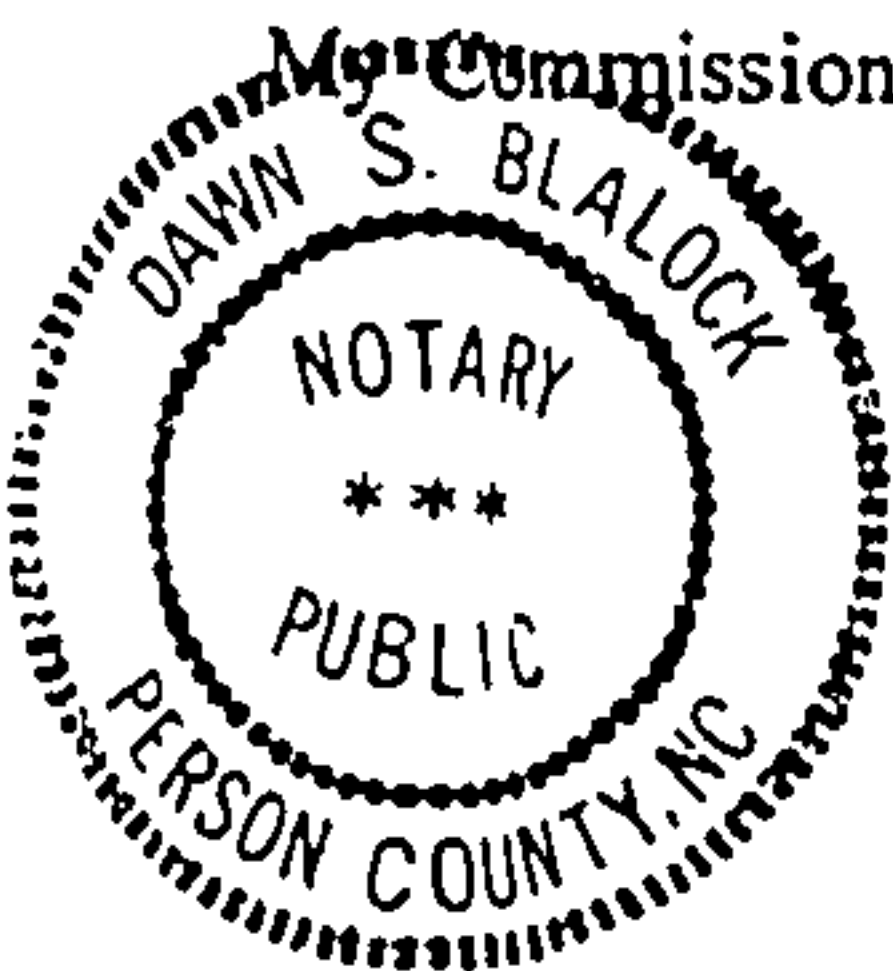
Steven Lee Kelly
Steven Lee Kelly, Partner

NORTH CAROLINA
PERSON COUNTY

I, Dawn S. Blalock, a Notary Public of the County and State aforesaid, certify that Steven Lee Kelly, partner in Southern Shores Enterprises, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand official stamp or seal, this 4th day of April, 1997.

Dawn S. Blalock
Notary Public

My Commission Expires: 9-12-2000



NORTH CAROLINA
PERSON COUNTY

The foregoing certificates of Dawn S. Blalock and (Person Co., NC)
Notaries Public of the governmental units designated are certified to be correct. This instrument was
presented for registration and recorded in the office at Book 264, Page 743.
This 4th day of April, 19 97 at 9:12 o'clock AM.

AMANDA W. GARRETT

Amanda W. Garrett
Register of Deeds

Unofficial Document

Unofficial Document

Unofficial Document