

NORTH CAROLINA

WAKE COUNTY

AMENDMENT TO COVENANTS AND
RESTRICTIONS OF
SPRINGWOOD ACRES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that whereas Wakecroft Developers, Ltd. is the Owner of Tracts 1, 2, 4, 5; 14 through 21, inclusive; 25, 26, 30, 31, 34, 35, 36; and 39 through 43, inclusive, in Springwood Acres subdivision, New Light Township, Wake County, as shown on plat recorded in Book of Maps 1974, Volume IV, Page 497, Wake County Registry; and

WHEREAS, said tracts were subjected to certain covenants and restrictions by instrument recorded in Book 2298, Page 107, Wake County Registry; and

WHEREAS, Wakecroft Developers, Ltd. desires to amend said restrictions, as they shall apply to the aforesaid tracts owned by Wakecroft Developers, Ltd., as hereafter provided;

NOW, THEREFORE, Wakecroft Developers, Ltd. hereby declares and covenants and agrees to and with all persons, firms and corporations hereafter acquiring any of the aforesaid tracts in Springwood Acres subdivision that the covenants and restrictions recorded in Book 2298, Page 107, Wake County Registry, are hereby modified and amended so that the following provisions shall apply to all of said tracts:

Paragraph 2 of the covenants and restrictions recorded in Book 2298, Page 107, Wake County Registry is deleted in its entirety, and the following paragraph is substituted in place thereof:

2. All dwellings having two or more stories shall contain a finished ground floor area, exclusive of basements, porches and garages, of 900 square feet or more. All one and one-half story dwellings shall have a finished ground floor area, exclusive of porches, basements and garages, of 1000 square feet or more. All one-story dwellings shall have a finished ground floor area, exclusive of basements, porches and garages, of 1400 square feet or more. All split foyers shall have a finished upper level of 1000 square feet or more, exclusive of basements, porches and garages. All split levels or multi-level dwellings shall have a finished living area (living, dining, kitchen and bedrooms), exclusive of basement area, porches and garages, of 1200 square feet or more. Wakecroft Developers, Ltd. reserves the right to approve or disapprove any type dwelling not covered by the above-mentioned restrictions.

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IN TESTIMONY WHEREOF, Wakecroat Developers, Ltd. has caused this instrument to be signed in its corporate name by its Vice President, its corporate seal hereunto affixed, and attested by its Asst. Secretary, by order of its Board of Directors, this 18th day of March, 1977.

WAKECROFT DEVELOPERS, LTD.

ATTEST:
CORPORATE SEAL
John M. McDaniel
Asst. Secretary
(CORPORATE SEAL)

By: Carlton L. Robertson Jr
Vice President

NORTH CAROLINA
WAKE COUNTY

I, the undersigned notary public in and for the aforesaid County and State, certify that Carlton L. Robertson Jr personally came before me this day and acknowledged that he is Vice President of Wakecroat Developers, Ltd., a corporation and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by its Asst. Secretary.

DEBBIE THARP
NOTARY
WAKE COUNTY, N.C.

Witness my hand and notarial seal this 18th day of March, 1977.
My Commission Expires: 6-23-81 Debbie Tharp
Notary Public

NORTH CAROLINA—WAKE COUNTY
The foregoing certificate of Debbie Tharp
Notary Public is
(to) certified to be correct. This instrument was presented for registration and recorded in this office in Book 2485 Page 458 This 18 day of March 1977 at 4:50 o'clock P.
R. B. MCKENZIE, JR., Register of Deeds.
By [Signature]
FORM 18 REGISTER OF DEEDS