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FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS

FILED Jun 28, 2013
AT 12:58:00 pm
BOOK 09230
START PAGE 0829
END PAGE 831A
INSTRUMENT # 25274
RECORDING \$26.00
EXCISE TAX (None)

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AMENDMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR PARK PLACE SUBDIVISION

Prepared by/return to: Rebecca F. Person, P.O. Box 53606, Fayetteville, NC 28305

THIS AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PARK PLACE SUBDIVISION (this ("Amendment") is made and entered into this 3rd day of June, 2013 by CAVINESS & CATES BUILDING AND DEVELOPMENT COMPANY, a North Carolina corporation, hereinafter referred to as "Declarant" joined by THE SHOPPES AT PARK PLACE, LLC, a North Carolina limited liability company (hereinafter referred to as "The Shoppes"), and THE GROVE AT PARK PLACE, LLC, a North Carolina limited liability company (hereinafter referred to as "The Grove").

WITNESSETH:

Declarant, The Shoppes, and The Grove executed and caused to be recorded a certain "Master Declaration of Covenants, Conditions, and Restrictions" in Book 9079, Page 102, Cumberland County, NC, Registry (hereinafter the "Master Declaration"), the terms of which are incorporated herein by this reference. The parties desire to amend the Master Declaration to clarify the right of access by the parties and their successors and assigns, upon Painters Mill Drive;

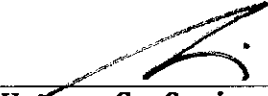
NOW, THEREFORE, in consideration of the premises, the parties hereby expressly amend the Master Declaration by replacing Section 2 of Article III with the following:

Section 2. Access Easement. Appurtenant to each Lot is an easement over any portion of the Common Area which is intended for access, ingress and egress (if any) from and to public streets and walkways and easements for enjoyment of the common areas and for parking areas. Any such easement shall be upon such walkways, driveways or other ways as are designated by the Declarant and/or the Master Association and shall be subject to the terms of this Declaration.

Additionally, until such time as the dedication of the roadway shown as Painters Mill Drive upon the Plat has been accepted for maintenance by the City of Fayetteville, each Lot is granted an easement for ingress, egress and regress over such roadway shown as Painters Mill Drive. The Sub-Association shall be responsible for the upkeep and maintenance of such roadway until public acceptance for maintenance.

IN WITNESS WHEREOF, Declarant, The Shoppes and The Grove have caused this instrument to be executed the day and year first above written.

CAVINNESS & CATES BUILDING AND DEVELOPMENT COMPANY

By: 
Name: **Watson G. Caviness**
Title: **President**

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

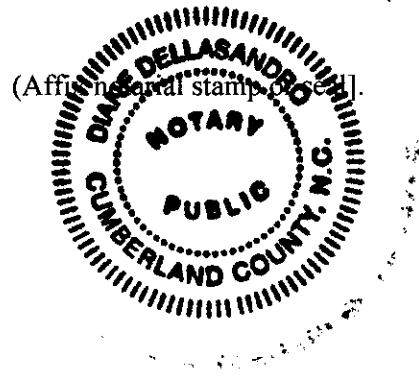
I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Name of Principal: WATSON G. CAVINESS

Date: 6/28/2013


Notary Public


DIANE DELLASANDRO
Printed or Typed Name of Notary Public

My commission expires: 7/19/2013




(N.P. SEAL)

THE SHOPPES AT PARK PLACE, LLC

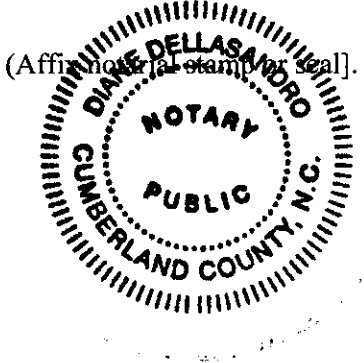
By: 
Name: **Watson G. Caviness**
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Name of Principal: WATSON G. CAVINESS

Date: 6/28/2013 
Notary Public
DIANE DELLASANDRO
Printed or Typed Name of Notary Public

My commission expires: 7/19/2013



(N.P. SEAL)

THE GROVE AT PARK PLACE, LLC

By: [Signature]
Name: **Watson G. Caviness**
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

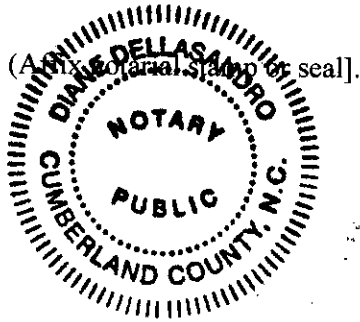
I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Name of Principal: WATSON G. CAVINESS

Date: 6/28/2013

[Signature]
Notary Public

DIANE DELLASANDRO
Printed or Typed Name of Notary Public

My commission expires: 7/19/2013



(N.P. SEAL)