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

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START PAGE 0292
END PAGE 0294
INSTRUMENT # 14171
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EXCISE TAX (None)

LC

AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR PEARTREE WEST
(Single Family Subdivision)

Prepared by/~~return~~ to:
Rebecca F. Person **Box**
2401 Robeson Street
Fayetteville, NC 28305

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PEARTREE WEST (this ("Amendment")) is made and entered into this 4th day of May, 2017 by CAMDEN GLEN DEVELOPMENT, LLC, a North Carolina limited liability company, hereinafter referred to as "Declarant" .

W I T N E S S E T H:

Declarant executed and caused to be recorded a certain "Declaration of Covenants, Conditions, and Restrictions for Peartree West (Single Family Subdivision)" in Book 10021, Page 854, Cumberland County, NC, Registry (hereinafter the "Declaration"), the terms of which are incorporated herein by this reference; which Declaration was amended by "Amendment to Declaration of Covenants, Conditions and Restrictions for Peartree West" in Book 10049, Page 823 of the aforesaid Registry. Declarant desires to amend the Declaration as set forth herein.

NOW, THEREFORE, in consideration of the premises, Declarant expressly amends the Declaration as follows:

ARTICLE II, Section 4 shall be deleted and the following shall be inserted in lieu thereof:

Section 4. Utilities Reserved by Declarant. Declarant reserves the right to subject the Property to a contract with public utility provider(s) for the installation of overhead and/or underground electric cables and/or the installation of street lighting and/or the installation of sanitary sewer and sanitary sewer lift station, any of which may require an initial payment and/or a continuing monthly payment to such public utility provider by the owner of each Lot to be

included within the regular electric, water and/or sanitary sewer utility billing. Declarant may devote any Lot or portion thereof, not already sold, for any construction and uses which it, in its discretion, deems necessary in order to provide the subdivision with utilities.

Until the expiration of the Period of Declarant Control, Declarant reserves, for itself and its employees, agents, successors and assigns, an easement upon and a right of ingress, egress and regress on, over and under the Properties for the purposes of constructing and maintaining such roadways, water, sewer, gas, storm water, drainage and retention, telephone, cable televisions and electric and other utility facilities to the extent required by any applicable governmental entity or deemed by the Declarant to be necessary or convenient for the development, use and enjoyment of the Properties and the Common Area and the conduct of construction, sales and marketing activities. Such right expressly includes the right to cut any trees, bushes or shrubbery, make any grading of the soil, relocate utility facilities within said easement and take any other similar action that it deems reasonably necessary or appropriate. After such action has been completed, Declarant shall grade and seed the affected property and otherwise restore the affected property to its original condition to the extent practicable, but shall not be required to replace any trees, bushes or shrubbery necessarily removed. Declarant shall give reasonable notice of its intent to take such action to each Owner whose Lot is affected.

[Signatures continued on next page.]

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed the day and year first above written.

CAMDEN GLEN DEVELOPMENT, LLC

By: Harold J. Kidd
Name: Harold J. Kidd
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: Harold J. Kidd

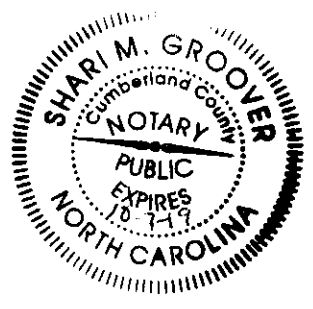
Date: 5/4/17

Shari M. Groover
Notary Public

Shari M. Groover
Printed or Typed Name of Notary Public

My commission expires: 10/7/19

(Affix notarial stamp or seal]



(N.P. SEAL)