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SAMPSON COUNTY
ELEANOR N. BRADSHAW
REGISTER OF DEEDS

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INSTRUMENT # 02755

Prepared by: Billy R. Godwin, Jr., P.A. 111 East Broad Street, Dunn, N.C. 28334

STATE OF NORTH CAROLINA
COUNTY OF SAMPSON

THIRD AMENDMENT TO DECLARATIONS OF COVENANTS & RESTRICTIONS
FOR "MILL RIDGE SUBDIVISION" PHASES I AND II

THIS THIRD AMENDMENT TO THOSE DECLARATION OF RESTRICTIVE COVENANTS, made and entered into this 9th Day of June, 2014, by **ROY V. TEW, III**, P.O. Box 1308, Dunn, N.C. 28335 hereinafter called "Declarant",

WINESSETH:

WHEREAS, Declarant remains the owner of certain real properties located in Dismal Township, Sampson County, North Carolina located in (i) **Mill Ridge Subdivision Phase I** as recorded in **Map Book 56, Page 53** Sampson County Registry, and located in (i) **Mill Ridge Subdivision Phase II** as recorded in **Map Book 60, Page 8**, Sampson County Registry; and

WHEREAS, **Mill Ridge Subdivision Phase I** is subject to those restrictive covenants recorded in **Book 1613, Page 633**, as amended in **Book 1682, Page 69**, and in **Book 1731, Page 433**, Sampson County Registry; and, **Mill Ridge Subdivision, Phase II** is subject to those restrictive covenants recorded in **Book 1659, Page 893**, as amended in **Book 1682, Page 69**, and in **Book 1731, Page 433**, Sampson County Registry; and,

WHEREAS, Declarant, by that **Assignment of Declarant's Rights in Declarations of Covenants & Restrictions for "Mill Ridge Subdivision" Phases I and II** recorded in **Book 1731, Page, 430**, Sampson County Registry, has ascended to all rights, entitlements, and

privileges, including the right to unilaterally amend these covenants, as set out in the original covenants; and

WHEREAS, said original covenants provide in paragraph 19 (as to Phase I) and paragraph 18 (as to Phase II) that the Declarant reserves the right and authority to alter, change and amend these covenants and restrictions without the joinder or approval of any subsequent lot owners, so long as the Declarant has not conveyed all of the lots developed and owned by him located therein; and,

WHEREAS, the said Declarant has not conveyed all of the lots developed and owned by him located in either Phase I or Phase II; and

WHEREAS, Declarant now desires to make certain amendments to the following paragraphs of the respective covenants as set out below:

NOW, THEREFORE, Declarant does hereby amend and modify the aforesaid restrictive covenants as follows to become effective immediately:

AS TO PHASE I:

1. **As to Lot (1) and Lot (14) only.** By amending paragraph 7 entitled "Type of Dwelling" so that the paragraph now reads as follows:

7. TYPE OF DWELLING: No dwelling shall be erected, placed, or permitted to remain on any lot or parcel other than one detached, single family dwelling with a minimum finished heated living area of **1500 square feet** excluding any garages. Developer reserves the right to allow a **FIVE PERCENT (5%)** variance in finished living area. All other dwellings as well as construction plans shall be approved by said Declarant, in its sole discretion, prior to the construction or placement of any structures in the subdivision. No mobile homes, manufactured homes of any class, or, modular homes - whether on frame or off frame - shall be located on any lot in this subdivision.

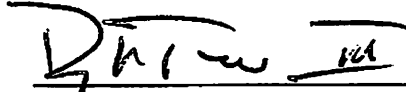
The above amendment applies only to Lot (1) and Lot (14).

2. As to all lots in Phase I: By deleting paragraph 4.B *in its entirety* (the requirement that construction begin within 18 months of closing and be completed within one year of starting).

AS TO PHASE II:

1. As to all Lots: By deleting paragraph 3.B *in its entirety* (the requirement that construction begin within 18 months of closing and be completed within one year of starting).

IN TESTIMONY WHEREOF, Roy V. Tew, III, has signed this instrument as the Declarant day and year first above written.



 Roy V. Tew, III,

NORTH CAROLINA,
HARNETT COUNTY.

I, Billy R. Godwin, Jr., certify that the following person(s) personally appeared before me this day and acknowledged the that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: **ROY V. TEW, III.**

WITNESS my hand and Notarial Seal, this 9 day of June 2014.



 Carolyn L. Wilson
 NOTARY PUBLIC

My commission expires: 3-26-17

