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ELEANOR N. BRADSHAW

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Prepared by: P. Tilghman Pope, 403 W. Broad Street, Dunn, N.C. 28334

STATE OF NORTH CAROLINA
COUNTY OF SAMPSON

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

THIS FOURTH AMENDMENT TO THOSE DECLARATION OF RESTRICTIVE COVENANTS, made and entered into this 24th Day of January, 2017, 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 86, Page 55**, Sampson County Registry, and located in (i) **Mill Ridge Subdivision Phase II** as recorded in **Map Book 84, Page 26**, 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**, in **Book 1731, Page 433**, and in **Book 1890, Page 295**, 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**, in **Book 1731, Page 433**, and in **Book 1890, Page 295**, 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. By deleting the sentence "*All home foundations shall be brick.*" in paragraph 4.C. The remainder of paragraph 4.C. shall remain in full force and effect and is not amended further.
2. By adding to **Paragraph 22. Homeowner's Association:** The Declarant will form one Homeowner's Association that will govern all Phases of Mill Ridge Subdivision.

AS TO PHASE II:

1. Declarant desires to incorporate and does hereby incorporate certain lots into Phase II, more specifically described as **Lots 1 and 2 of Map Book 94, Page 30, Sampson County Registry.** Said Lots are subject to all Restrictive Covenants pertaining to Mill Ridge, Phase II as set forth in the preambles.
2. By deleting the sentence "*All home foundations shall be brick.*" in paragraph 3.C. The remainder of paragraph 3.C. shall remain in full force and effect and is not amended further.
3. By adding to **Paragraph 21. Homeowner's Association:** The Declarant will form one Homeowner's Association that will govern all Phases of Mill Ridge Subdivision.

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

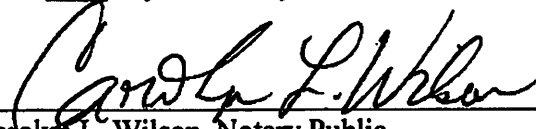


Roy V. Tew, III

NORTH CAROLINA,
HARNETT COUNTY.

I, Carolyn L. Wilson, certify that the following person(s) personally appeared before me this day and acknowledged 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 24 day of January, 2017.



Carolyn L. Wilson, Notary Public
My commission expires: 3-26-17

