

FILED	Feb 22, 2022
AT	11:05:12 AM
BOOK	11398
START PAGE	0856
END PAGE	0857
INSTRUMENT #	07487
RECORDING	\$26.00
EXCISE TAX	\$0.00

SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
JAMES PLACE SUBDIVISION,

Prepared by and return to: Gardner Law Firm, PLLC - File 11477-22

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made and entered into this 21st day of February, 2022, by JHS Grays Creek Properties, 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 Restrictive Covenants, Conditions and Restrictions" for James Place Subdivision in Book 10195, Page 895, Cumberland County, North Carolina Registry, the terms of which are incorporated herein by this reference. The Declaration has been amended or supplemented by written instrument(s) recorded in Book 10609, Page 218 of the Cumberland County, North Carolina Registry. The Declaration, as amended, (hereinafter the "Declaration") provides that during the period of Declarant Control, the Declarant has the right to annex additional property and alter or amend the Declaration.

The Declarant has caused to be recorded a new plat entitled "JAMES PLACE, DIVISION OF LOT 38-A, PB 142, PG 118, in Plat Book 146, Page 181, Cumberland County Registry, North Carolina (the "New Plat"). This New Plat reflects three (3) lots, so named 38-B, 38-C and 38-D. Declarant desires for Lot 38-C to be subject to and bound by the Declaration, and further desires that the Lot 38-C be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the Declaration.

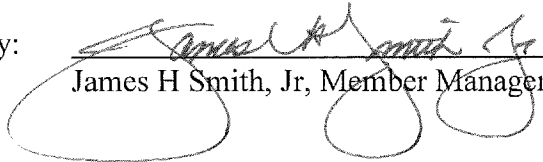
NOW, THEREFORE, in consideration of the premises, the Declarant hereby expressly amends the Declaration as follows:

1. Annexation of New Lot. All references to Plat in the Declaration shall include the New Plat. Lots 38-B and 38-D as shown on the New Plat are excluded from the definition of "Lot" in the Declaration and are not subject to the provisions of the Declaration. Lot 38-C as shown on the New Plat

shall be included in the definition of "Lot" in the Declaration and hereby is subject to the Declaration.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed in the capacity and for the purposes stated therein.

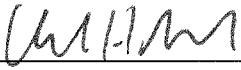
JHS Grays Creek Properties, LLC

By:  (SEAL)
James H Smith, Jr, Member Manager

STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

I, the undersigned Notary Public of the County and State aforesaid, certify that James H Smith, Jr, Member Manager of JHS Grays Creek Properties, LLC, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal on this date: February 21, 2022


Notary Public Signature

Charles H. Gardner
Printed Name of Notary Public

My Commission Expires: July 27, 2023

