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FORSYTH CO, NC FEE \$26.00

PRESENTED & RECORDED:

10-03-2017 11:31:59 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3371

PG: 1163-1164

Drafted by/return to: Brant H. Godfrey (Box 90)

NORTH CAROLINA)
)
FORSYTH COUNTY)

**MODIFICATION OF DECLARATION OF
RESTRICTIVE COVENANTS FOR
CROSSLANDS, PHASE TWO**

WHEREAS, GORDON L. GREENE, of Forsyth County, North Carolina (hereinafter "Developer"), caused the Declaration of Restrictive Covenants for Crosslands, Phase Two (hereinafter "Declaration"), to be recorded in the Office of the Forsyth County Register of Deeds in Book 1660, Page 3832, which Declaration applies to all lots in Crosslands, Phase Two, as recorded in Plat Book 33, Page 89, Forsyth County Registry; and

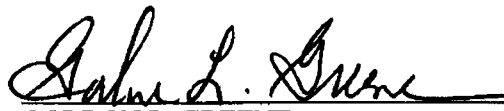
WHEREAS, Developer retained the right to modify said Declaration in paragraph 12, thereof in its sole discretion.

NOW THEREFORE, Developer modifies the Declaration of Restrictive Covenants for all lots in Crosslands, Phase Two, as follows:

1. Number 3 shall be modified to remove the second and third sentences. As a result of this modification, number 3 shall contain only the following sentence: "No single-family dwelling shall be built, erected or used unless it shall contain at least 1800 square feet of heated area;

2. Except as expressly modified herein, the restrictive covenants contained in the Declaration of Restrictive Covenants of Crosslands, Phase Two, as aforesaid, shall remain in full force and effect without change of modification.

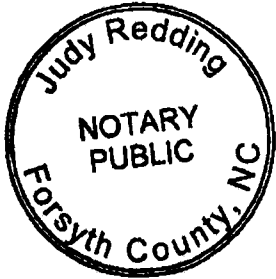
IN TESTIMONY WHEREOF, GORDON L. GREENE has hereunto set his hand and seal, this 21st day of OCTOBER, 2017.

 (SEAL)
GORDON L. GREENE

NORTH CAROLINA, Forsyth COUNTY

I, Judy Redding, a Notary Public of Forsyth County, North Carolina, do hereby certify that GORDON L. GREENE personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and notarial seal, this 2nd day of October, 2017.

[SEAL-STAMP]



Judy Redding
Notary Public
My commission expires: 9/18/21

2006033766 00229



FORSYTH CO, NC FEE \$17.00

PRESENTED & RECORDED:

06-01-2006 02:47 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK: RE 2666

PG: 2869-2870

Drafted by/return to: Brant H. Godfrey (Box 90)

NORTH CAROLINA)	MODIFICATION OF DECLARATION OF RESTRICTIVE COVENANTS FOR LOT 25 CROSSLANDS, PHASE TWO
)	
FORSYTH COUNTY)	


WHEREAS, GORDON L. GREENE, of Forsyth County, North Carolina (hereinafter "Developer"), caused the Declaration of Restrictive Covenants for Crosslands, Phase Two (hereinafter "Declaration") to be recorded in the Office of the Forsyth County Register of Deeds in Book 1660, Page 3832, which Declaration applies to all lots in Crosslands, Phase Two, as recorded in Plat Book 33, Page 89, Forsyth County Registry; and

WHEREAS, Developer retained the right to modify said Declaration in paragraph 12, thereof, in its sole discretion.

NOW, THEREFORE, Developer modifies the Declaration of Restrictive Covenants for Lot 25, Crosslands, Phase Two, as follows:

1. No building or improvement of any kind shall be placed within twenty (20) feet of the rear property line.
2. Except as expressly modified herein, the restrictive covenants contained in the Declaration of Restrictive Covenants for Crosslands, Phase Two, as aforesaid, shall remain in full force and effect without change or modification.

IN TESTIMONY WHEREOF, GORDON L. GREENE has hereunto set his hand and seal, this 1 day of JUNE, 2006.


 _____ (SEAL)
 GORDON L. GREENE

NORTH CAROLINA - Forsyth COUNTY

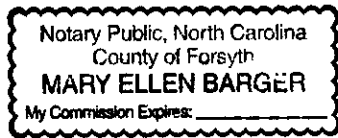
I, Mary Ellen Barger, a Notary Public of Forsyth County, North Carolina, do hereby certify that GORDON L. GREENE personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and notarial seal, this 1st day of June, 2006.

[SEAL - STAMP]

Mary Ellen Barger

Notary Public

My commission expires: 2-16-09





Drawn by Parks Roberts
Parks Roberts' Box

NORTH CAROLINA)
)
FORSYTH COUNTY) DECLARATION OF RESTRICTIVE
) COVENANTS FOR
) CROSSLANDS
) PHASE TWO

KNOW ALL MEN BY THESE PRESENTS That Gordon L. Greene and wife, Barbara K. hereby covenant and agree to and with all persons, firms and Greene corporations hereafater acquiring lots in the development known as CROSSLANDS Phase Two, as shown on the plats recorded in Plat Book 33 page 89 in the Office of the Register of Deeds of Forsyth County, N.C., the said lots being now owned by Gordon L. Greene, that all such lots are hereby subjected to the following restrictions as to the use thereof, the said restrictions being appurtenant to and running with the said land by whosoever owned. These restrictions shall apply to each and every lot as shown upon the said plat.

1. All lots shall be used for residential purposes only. No building shall be erected, placed or permitted to remain on any lot other than one detached single-family dwelling and customary accessory buildings used in connection therewith for customary uses.

2. No lot as shown on the plats to be recorded shall be subdivided, unless the lots are subdivided in such a manner that all lots have a minimum of 20,000 square feet.

3. No single-family dwelling shall be built, erected or used unless it shall contain at least 1800 square feet of heated area. Provided all plans are to be approved by Gordon L. Greene. Provided further if any dwelling house is completely finished and no action has been commenced by the developer against the lot by filing suit in Forsyth County, N.C., then it shall be conclusively presumed that the plan was approved.

4. No building or part of building other than steps, open porches, overhanging eaves or cornices shall extend nearer to the front property line than 40 feet, except that in the case of a corner lot any building may be placed within 20 feet of the side street property line. The rear yard shall have a depth of not less than 35 feet, except that the detached private garages may be placed within 20 feet of the rear property line.

5. Every building erected on the properties shown on the plats to be recorded shall have two side yards with a total footage of not less than 25 feet and in no case shall the width of either side yard be less than 10 feet.

6. All detached private garages or other outbuildings shall be erected at least 75 feet from the front property line.

7. No swine, chickens, fowl or other livestock shall be kept on the premises. Household pets may be kept for non-commercial purposes on the property described herein if they are properly confined and do not, constitute a nuisance.

8. No fence shall be erected which extends past the rear corner of the dwelling house. All fences must be kept in the rear or behind the dwelling houses.

9. All driveways constructed on this property shall be paved or concreted. No portion of any building erected on this property shall have exposed concrete blocks on the exterior, this shall not prevent concrete block, if they are stuccoed. The roof style of buildings erected on this property shall be limited to mansard, hip, and/or gable; and flat roofs are specifically prohibited.

10. No building may be moved from another location and placed on any lot in this subdivision. It being specifically required that any dwelling house built in this subdivision, shall be of new construction and constructed on the premises.

11. The foregoing covenants, restrictions and conditions shall run with the land and shall be kept, observed and performed by the parties charged therewith for a period of thirty (30) years from the date of recording this instrument.

12. Any restriction, covenant and/or condition hereinabove set forth may be removed, modified or changed by securing the written consent of Gordon L. Greene which written consent shall be duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of Gordon L. Greene, his heirs, successors or assigns.

13. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain or to recover damages. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. By accepting this deed the grantees herein cannot maintain any action at law or in equity against any person or persons violating the building line as shown on the plats to be recorded, as said building lines are a requirement of the Forsyth County Health Department, which may be changed from time to time depending on the circumstances and in their discretion. However, this does not preclude enforcement of restriction NO. 4 as set out above.

IN TESTIMONY WHEREOF the said party of the first part does hereunto set his hand and seal

Barbara K. Greene (SEAL) Gordon L. Greene (SEAL)
Barbara K. Greene Gordon L. Greene

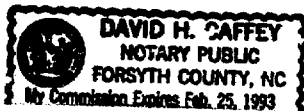
STATE OF NORTH CAROLINA - Forsyth County

I, David H. Caffey a Notary Public of Forsyth County, North Carolina, do hereby certify that Gordon L. Greene and wife, Barbara K. Greene, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal or stamp this the 13th day of February, 1989.

My commission expires February 25, 1993.

David H. Caffey, Notary Public



STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of David H. Caffey N.P. (here give name and official title of the officer signing the certificate passed upon) Forsyth Co. N.C.

is certified to be correct. This the Feb 19 89

PRESENTED FOR
REGISTRATION
AND RECORDED

FEB 13 3 41 PM '89

F. Speas, Register of Deeds

L.E. SPEAS

By Jessie Golden Deputy

Probate and Filing Fee \$

8.00

REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

BOOK 1660P3033