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FILED  
DAVIE COUNTY NC  
M. BRENTSHOAF  
REGISTER OF DEEDS  
FILED Mar 23, 2017  
AT 10:28 am  
BOOK 01044  
START PAGE 1097  
END PAGE 1099  
INSTRUMENT # 01514  
EXCISE TAX (None)

Mail to: James W. Armentrout, Ramey, Inc., P.O. Box 10, Bethania, NC 27010

DRAFTED BY: JAMES W. ARMENTROUT

NORTH CAROLINA }  
DAVIE COUNTY }

AMENDMENT TO THE DECLARATION  
OF THE COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR OAK VALLEY  
(SEAY PLACE at OAK VALLEY)

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Oak Valley is made this 23<sup>rd</sup> day of MARCH, 2017 by Oak Valley Associates Limited Partnership, hereinafter called "Declarant".

WHEREAS, Declarant herein caused a Declaration of Covenants, Conditions and Restrictions for Oak Valley to be recorded in Book 175, Page 143, Davie County Registry; and

WHEREAS, Declarant reserved the right to impose additional Restrictive Covenants upon individual platted neighborhoods within Oak Valley;

NOW THEREFORE, Declarant herein imposes the following additional restrictions on those properties contained on a Map of Seay Place at Oak Valley, as recorded in Plat Book 12, Page 322, Davie County Registry:

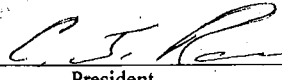
1. Each residence must utilize water-conservation fixtures and low-flush toilets;
2. No residence shall be constructed on any lot containing less than the following minimum square footages of heated living area;
  - For a 1-story dwelling: a minimum of 1700 square feet;
  - For a 1-1/2 story dwelling: a minimum of 1900 square feet;
  - For a 2-story dwelling: a minimum of 2200 square feet;
  - For a split-level dwelling: a minimum of 1700 square feet;

The above square footage restrictions do not include areas finished in a basement or lower level. The split-level minimum is for the two principal levels of the dwelling.

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IN WITNESS WHEREOF, Oak Valley Associates Limited Partnership has caused this Amendment to the Declaration of Covenants, Conditions and Restrictions for Seay Place at Oak Valley to be executed this 27<sup>th</sup> day of MARCH, 2017.

Oak Valley Associates Limited Partnership  
By: Ridge Run Properties, Inc., Managing  
General Partner,

By  (Seal)  
President

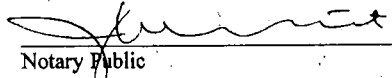
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STATE OF NORTH CAROLINA }  
COUNTY OF FORSYTH }

I, James W. Armentrout, a Notary Public of said County and State, certify that C.J. Ramey, President of Ridge Run Properties, Inc., Managing General Partner of Oak Valley Associates Limited Partnership, personally appeared before me this day and acknowledged that by authority duly given and as the act of the general partnership, he executed the foregoing instrument in the name of Oak Valley Associates Limited Partnership by signing on behalf of its managing partner.

WITNESS my hand and official stamp or seal, this 27<sup>th</sup> day of March, 2017.

**JAMES W. ARMENTROUT  
NOTARY PUBLIC FORSYTH COUNTY  
STATE OF NORTH CAROLINA  
MY COMMISSION EXPIRES 03-25-2017**

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 3-25-17  
(Notarial Seal/Stamp)