

Reference: Amendment  
1160-001

RECORDED  
AND  
VERIFIED  
MAM

BR1097PG0463

Rel  
5/17

Filed for Record  
Date 5-30-08  
Time 4:10 of Clock P.M. in  
ROY G. POPE Register of Deeds  
Union County, North Carolina  
NORTH CAROLINA  
UNION COUNTY  
045534  
RESTRICTIVE COVENANTS

THIS DECLARATION, made this the 19<sup>th</sup> day of May, 1998, by G & C DEVELOPERS, a North Carolina General Partnership, hereinafter called "Declarant";

W I T N E S S E T H:

THAT WHEREAS, the Declarant is the owner of a subdivided tract of land more particularly described on that plat entitled FOREST PARK, Section 4, recorded in Plat Cabinet F, file 115,116 & 117, Union County Registry, which plat is incorporated herein by reference; and

WHEREAS, Declarant desires that Forest Park,

Section 4, be developed according to a uniform plan of development in order to protect the value of said property as a residential subdivision.

NOW, THEREFORE, know all men by these presents that the Declarant hereby declares the following restrictions upon each lot within Forest Park, Section 4, hereinabove referred to which restrictions shall be considered covenants running with the land for a period of twenty (20) years from the date hereof, to wit:

1. No lot as designated on said plat shall be further subdivided such that the result is any lot having less than 15,000 square feet of surface area exclusive of the right of way.

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2. No animals shall be maintained upon any of said lots except customary pets. In no event shall horses, ponies or the like be maintained on any of said lots.
3. No residence shall be constructed which has less than one thousand one hundred (1,100) square feet of heated floor space for single story dwellings and one thousand three hundred (1,300) square feet for multi-story dwellings, exclusive of carport, garage, breezeway and porches.
4. No building or structure shall be located nearer to an abutting street than thirty (30) feet from the right of way line nor nearer to an interior side line or rear line than ten (10) feet.
5. Easements for utilities and streets are reserved across lots as shown on said plat.
6. No junk motor vehicles or abandoned vehicles shall be located or maintained on said property.
7. No fence or other obstruction erected from the front line of a dwelling to the street right of way line shall exceed three (3) feet in height.
8. Until seventy-five (75%) of said lots have been sold and conveyed by the Declarant, the Declarant shall have the right and hereby reserves the right and authority to amend said restrictions in any and all respects, including the cancellation thereof, as to delete any or all of said lots from the effect to these restrictions. However, after the sale of seventy-five (75%) of said lots, these restrictions shall not be amended, altered or the effect thereof deleted.

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From any of said lots without the rejoinder of the owners of the majority of said lots.

IN WITNESS WHEREOF, the Declarant partnership has caused these presents to be executed in its partnership name by its partners, this the day and year first above written.

G & C DEVELOPERS, a North Carolina General Partnership

By: [Signature]  
Glenn David Cuthbertson, Partner  
BY: [Signature]  
Donald R. Goodwin, Partner

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, D. Hope Bergerucci, a Notary Public, do hereby certify that GLENN DAVID CUTHBERTSON and DONALD R. GOODWIN, Partners of G & C DEVELOPERS, a North Carolina General Partnership, personally appeared before me this day and executed the foregoing instrument.

Witness my hand and notarial seal, this the A day  
May, 1998.

[Signature]  
Notary Public

My commission expires: 3/26/2001

NORTH CAROLINA - UNION COUNTY  
The foregoing certificate(s) of  
D. Hope Bergerucci Notary Public  
of Union Co., NC is/are certified  
to be correct. Filed for record this 20th day  
of May 1998 at Union Co., NC  
JOY G. PRICE, REGISTER OF DEEDS  
BY: [Signature]  
10/1/2000

LAW OFFICE OF  
S. STEPHEN GOODWIN  
2018 W. Edwards Blvd., Suite 2  
Harris, NC 28118

RECORDED  
AND  
VERIFIED  
SC

BK 1160860001

*Pol*

Filed for record 10-26-98  
Date 11-25-98  
Time 9:40 AM  
JUDY G. PRICE, Register of Deeds  
Union County, Monroe, North Carolina

NORTH CAROLINA  
UNION COUNTY

AMMENDMENT TO RESTRICTIVE COVENANTS

THIS AMMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS, made and entered into the 15<sup>th</sup> day of October, 1998, by G & C DEVELOPERS, a North Carolina General Partnership, hereinafter called "Declarant";

WITNESSETH:

THAT WHEREAS, the Declarant is the developer of a subdivision known as Forest Park, Section 4, recorded in Plat Cabinet F, File 115, 116 & 117, in the Union County Registry; and 000003

WHEREAS, The original Declaration of Covenants was executed by the Declarant on the 19<sup>th</sup> day of May, 1998, and is recorded in Book 1097, Page 0463 in the Union County Registry; and

WHEREAS, paragraph number eight (8) of said Restrictions reserves the right to the Declarant to amend the Declaration of Restrictions until Seventy-five (75) percent of said lots have been sold and conveyed by the declarant; and

WHEREAS, of the one hundred (100) total lots in said subdivision declarant still is the owner of fifty-eight (58) of the same (fifty-eight (58) percent); and

WHEREAS, Declarant desires to amend said restrictions to add the provision of the following to be paragraph number nine (9) of the original Declarations, to wit:

*The Queen's*  
*Declarant to:*  
HERBERT B. WHEELER, JR., M.A.  
ATTORNEY AT LAW  
510 W. PALMER STREET  
MONROE, N.C. 28110

BK 160PG0002

9. From and after the date of recording this amendment, no single wide mobile home, double wide mobile home or modular home shall be placed upon or maintained on any lot within said subdivision.

IN WITNESS WHEREOF, the Declarant partnership has caused these presents to be executed in its partnership name by its partners, this the day and year first above written.

G & C DEVELOPERS, a North Carolina General Partnership

By: [Signature]  
Glenn David Cuthbertson, Partner

By: [Signature]  
Donald R. Goodwin, Partner

STATE OF NORTH CAROLINA  
COUNTY OF UNION

[Signature] a Notary Public, do hereby certify that  
GLENN DAVID CUTHBERTSON and DONALD R. GOODWIN, Partners of G&C DEVELOPERS, a North Carolina General Partnership, personally appeared before me this day and executed the foregoing instrument.

Witness my hand and notarial seal, this the 23 day of May, 1998.

[Signature]  
Notary Public



NORTH CAROLINA - UNION COUNTY  
The foregoing (signature) of  
Donald R. Goodwin  
of Wakefield, N.C. Notary Public  
is hereby certified to be correct. Filed for record this 24 day  
of May, 1998 at 11:25 A.M.  
JUDGE PRICE, REGISTER OF DEEDS  
BY: [Signature]

DENNIS B. SMITH, JR., P.A.  
ATTORNEY AT LAW  
810 W. PALMBOULEVARD  
MONTICELLO, N.C. 27556