

RECORDING FEE \$ 10.00

★ Chuck Wilson

CLEV. CO., NC
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Prepared by and Mail to:

97 OCT 30 AM 10:39

HOMESTEAD LAND & TIMBER COMPANY
6831 Fairview Road Suite D
Charlotte, NC 28210CUMMINGS
REGISTER OF DEEDS

STATE OF NORTH CAROLINA

FIRST AMENDMENT TO THE FIRST
SUPPLEMENTAL DECLARATION OF
COVENANTS AND RESTRICTIONS
FOR KINGS CREST

CLEVELAND COUNTY

THIS FIRST AMENDMENT TO THE FIRST SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR KINGS CREST is made this 28 day of October, 1997 by Homestead Land & Timber Company ("Declarant").

W I T N E S S E T H

WHEREAS, Declarant has filed a Declaration of Covenants and Restrictions (the "Declaration") dated July 2, 1996 recorded July 8, 1996 in Book 1182, Page 964, Cleveland County Public Registry and First Supplemental Declaration of Covenants and Restrictions dated September 19, 1996 recorded September 20, 1996 in Book 1186, Page 984, Cleveland County Public Registry.

NOW THEREFORE, In order to state more clearly the meaning and intent of Paragraph 2 of the Declaration, Declarant hereby amends the Declaration as follows: paragraph 2 of the Declaration is amended in its entirety to read as follows:

"2. Each residential dwelling shall contain a minimum of 1,600 square feet of heated, enclosed living area, exclusive of patios, porches, garages and basements (finished or unfinished). Each two-story dwelling shall contain a minimum of 1000 square feet of enclosed, heated living area on the first (main entry level) floor; however, this first floor may be reduced to 800 square feet if the dwelling contains an attached two-car garage on the first floor. Once construction of a residence has commenced, the exterior thereof, including finished siding material shall be completed within six (6) months thereafter."

NOW THEREFORE, Declarant also wishes to add the following language to paragraph 5;

5. "All structures constructed or placed on any Tract shall be built of substantially new materials and no used structures shall be relocated or placed on any Tract, except doghouses, swingsets, or childrens playhouses."

IN WITNESSETH WHEREOF Declarant has caused this First Amendment to the First Supplemental Declaration of Covenants and Restrictions for Kings Crest to be executed the day and year first above appearing.

ATTEST

HOMESTEAD LAND & TIMBER COMPANY

Treva G. McCain
Assistant Secretary
(Corporate Seal)

By:

Chuck Dixon
Chuck Dixon
Executive Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Registration on 30 day of Oct. A.D.
97 at 10:39 o'clock A. M. and registered in the
Book of Register of Deeds, Cleveland County, NC
Book 1209 Page 538
Bonnie E. Reese By Sharon Willis
Register of Deeds Deputy

I, Penny S. Raynor, a Notary Public of the County and State aforesaid, certify that Treva G. McCain, personally came before me this day and acknowledged that she is Assistant Secretary of HOMESTEAD LAND & TIMBER COMPANY, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Executive Vice President, sealed with its corporate seal and attested by her as its Assistant Secretary.

WITNESS my hand and official stamp or seal, this 28 day of October, 1997.

Penny S. Raynor
Notary Public

My commission expires: 7.19.99

(NOTARIAL SEAL)

NORTH CAROLINA CLEVELAND COUNTY

The foregoing (or annexed) certificate of Penny S. Raynor

S. Raynor as a Notary Public, is
certified to be correct. This 30 day of Oct A.D. 19 97

Bonnie E. Reese By Sharon Willis
Register of Deeds Deputy