

NORTH CAROLINA

FORSYTH COUNTY

25 MODIFICATION OF RESTRICTIONS

THIS MODIFICATION AGREEMENT, entered into this the 15th day of February, 1988, by and between SEQUOIA PLACE PARTNERSHIP, party of the first part, and R & F CONSTRUCTION, INC., party of the second part:

WITNESSETH:

THAT WHEREAS, the party of the first part has imposed certain restrictions upon the development known as SEQUOIA PLACE, SECTION FIVE and has caused a plat of same to be recorded in Plat Book 31 at Pages 183 and 184 in the Office of the Register of Deeds of Forsyth County, North Carolina; and the party of the second part is now the owner of Lot 26 of said development of SEQUOIA PLACE, recorded in Plat Book 31 at Pages 183 and 184, same office; and

WHEREAS, a residence has been erected upon said Lot 26 on the Map of SEQUOIA PLACE, SECTION FIVE, said residence being located 8.73 feet more or less from the side property line of said lot, said location of house constituting a violation of said side yard building line as provided for in ARTICLE V, Paragraph 5, Book 1610, Page 1012, containing the restrictive covenants for said subdivision.

WHEREAS, ARTICLE V, Paragraph 16 of said restrictive covenants gives the party of the first part the right to change and modify said restrictive covenants.

NOW THEREFORE, the party of the first part hereby agrees and covenants with the party of the second part as follows: Paragraph 5 as it applies to Lot 26 only shall have a total side yard footage of no less than 25 feet and in no case shall the width of either side be less than 8.73 feet.

IN WITNESS WHEREOF, the undersigned individual general partners have hereunto put their respective hands and seals this the 15th day of February, 1988.

SEQUOIA PLACE PARTNERSHIP, a
North Carolina General Partnership

By: Ray A. Veach (SEAL)

RAY A. VEACH
General Partner

By: W. Clay Lawrence (SEAL)

W. CLAY LAWRENCE
General Partner

STATE OF NORTH CAROLINA - Forsyth County

I, Carolyn H. Kelley, a Notary Public of Forsyth County, North Carolina, do hereby certify that RAY A. VEACH and W. CLAY LAWRENCE, General Partners of Sequoia Place Partnership, a North Carolina General Partnership, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness by hand and seal, this 16 day of February, 1988.

Carolyn H. Kelley
Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Carolyn H. Kelley, Notary Public, is hereby certified to be correct. This the 17th day of Feb 1988.

Is certified to be correct. This the 17th day of Feb 1988.

1633P4180

By R. R. Pierce Deputy