

FILED
DAVIE COUNTY NC
M. BRENTSHOAF
REGISTER OF DEEDS
FILED May 02, 2018
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BOOK 01076
START PAGE 0870
END PAGE 0871
INSTRUMENT # 02214
EXCISE TAX (None)

Prepared by Tamara A. Fleming, Attorney at Law.
Return to: Jeff Wilson, P.O. Box 527, Clemmons, NC 27012

NORTH CAROLINA

MODIFICATION OF RESTRICTIVE COVENANTS
WELLINGTON SUBDIVISION

DAVIE COUNTY

This Modification of Restrictive Covenants executed by The J. Ryan Group, LLC, the Developer, herein, executed Restrictive Covenants for Wellington Subdivision recorded in DB 1048, PG 497, Davie County Registry, and reserved the right to modify the restrictions so long as the Developer owned lots in the subdivision and the Developer is still the owner of lots in the subdivision.

The Developer does hereby modify the provisions in paragraphs 4, 6, and 7, as follows:

4. RESIDENCE SIZE RESTRICTIONS: No residence shall be built, erected, or used on a Wellington Subdivision lot unless it contains at least 2,000 square feet of heated floor space for a one story structure, 2,300 square feet for a story and a half structure, and 2,600 square feet for a two story structure. The living area heated floor space herein referred to shall be exclusive of garages, porches, breeze ways, terraces, and basement areas. Said measurements are to be measured from the outside wall lines.

6. EXTERIOR FAÇADE RESTRICTIONS; Roof pitches shall be 8/12 or greater, roofs shall be architectural style asphalt shingles , with metal roof accents allowed. Exterior façade shall be 75% or greater brick or stone or brick equivalent (hardi-board-cementous siding). All dwellings shall have either brick veneer or stone foundation. Any type of siding used shall be of composite material.

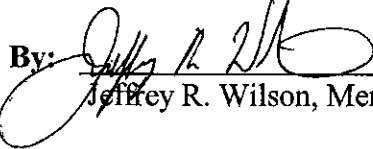
7. FENCING: No fencing may be erected nearer than the front property line than the rear foundation wall of a single family dwelling. Fencing shall be vinyl or black metal. Provided, however, wood fencing is allowable, if approved by the Builder or Developer. No

chain link or welded wire fencing shall be permitted. The maximum height for fencing shall be 5 feet.

Except as modified herein, the original restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer, has executed this Modification of Restrictive Covenants herein and hereunto set its hand and seal this 2nd day of May, 2018.

THE J. RYAN GROUP, LLC

By: 
Jeffrey R. Wilson, Member-Manager

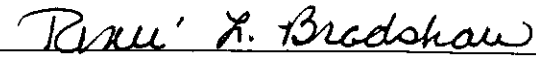
STATE OF NORTH CAROLINA

COUNTY OF DAVIE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Jeffrey R. Wilson, as Member-Manager of The J. Ryan Group, LLC

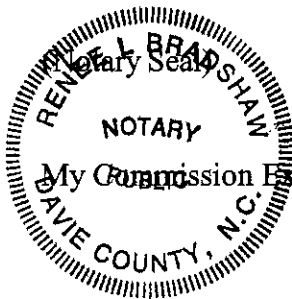
This 2 day of May, 2018.



Signature of Notary Public

Renee L. Bradshaw

Printed Name of Notary Public



My Commission Expires: 03-24-20