

FILED FOR RECORD
VANCE COUNTY, N.C.
CAROLYN R. PECORA
REGISTER OF DEEDS
RECORDED Mar 12, 2013
AT 04:22 pm
BOOK 01259
START PAGE 0152
END PAGE 0153
INSTRUMENT # 01126
EXCISE TAX (None)

STATE OF NORTH CAROLINA
COUNTY OF VANCE

**Amendment to Declaration of Covenants, Conditions and Restrictions for
The Peninsula at Kerr Lake Subdivision**

This amendment to the Declaration of Covenants, Conditions and Restrictions for The Peninsula at Kerr Lake Subdivision is made this 12th day of March, 2013, by Lake Peninsula, LLC, a North Carolina limited liability company herein called the Declarant;

WITNESSETH:

WHEREAS, Declarant subjected the lots in the subdivision known as The Peninsula at Kerr Lake Subdivision to certain covenants, conditions and restrictions recorded in Book 1214 at Page 1181, Vance County Registry; and

WHEREAS, numerous individual lot owners in said subdivision have requested that Declarant amend the covenants, conditions and restrictions referenced above to permit housing of modular construction in said subdivision subject to approval of individual site plans and home designs by the Architectural Committee; and

WHEREAS, no houses have yet been constructed on any lot in the subdivision; and

WHEREAS, Article VII, Section 1 of the Declaration of Covenants, Conditions and Restrictions for the Peninsula at Kerr Lake Subdivision provides that the covenants may be amended by the written consent of the Declarant; and

WHEREAS, pursuant to N.C. Gen Stat 47F-2-117 the Declarant has determined this amendment is necessary in furtherance of its development rights; and

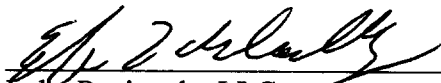
WHEREAS, the undersigned as Declarant and owner of lots located in The Peninsula at Kerr Lake Subdivision and subject to those Declaration of Covenants, Conditions and Restrictions for The Peninsula at Kerr Lake Subdivision of record in Deed Book 1214 Page 1181, Vance County Registry does hereby consent to the amendment of the covenants;

NOW, THEREFORE, Declarant does hereby amend and revise Section 4, Article III, titled "Building and Use Restrictions" of the Declaration of Covenants, Conditions and Restrictions for The Peninsula at Kerr Lake Subdivision so that Section 4, Article III is amended to read as follows;

"All homes must be either a stick built onsite constructed home or a modular home (as hereinafter defined) and must be completed within 12 months from the date of beginning the foundation construction. A "modular home" is one constructed of materials which are the same as stick built onsite constructed homes and whose materials and methods of construction meet all applicable local building code requirements. No single, double or triple wide mobile homes of any kind shall be parked or placed on any lot except to be used as a temporary new home sales office by the developer. A boat, ATV, and recreational vehicle may be stored on the tracts as long as they are not visible from any roads. A tractor or tractors that necessary for the up keeping of the property may be stored on the tract as long as they are not visible from any roads. All debris shall be removed and landscaping completed within 90 days after receipt of a certificate of occupancy. Disabled and/or unlicensed vehicles and/or trailers shall not remain on any lot or more than 30 days."

The effect of this amendment shall be to allow the placement of modular homes subject to all other requirements of the covenants specifically including advance approval of said homes' design by the Architectural Committee. Except as herein amended the Declaration of Covenants, Conditions and Restrictions for The Peninsula at Kerr Lake Subdivision remain in full force and effect.

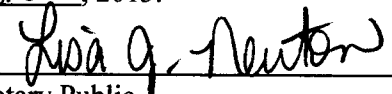
This the 12th day of March, 2013.

 (SEAL)
Lake Peninsula, LLC
By: Edgar L. Blackley, Member/Manager

STATE OF NC - North Carolina
Granville COUNTY

I, Lisa J. Newton, a Notary Public for said County and State, do hereby certify Edgar L. Blackley, member/manager of Lake Peninsula, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this 12th day of March, 2013.


Notary Public

My Commission expires 9-20-14.

