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Fee Amt: \$26.00 Page 1 of 2
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK 4564 PG 209-210

Prepared By: Gregory K. James, PA, 315 South Evans Street, Greenville, NC 27858

Mail to: Reggie Spain Homes, LLC
609 D Country Club Drive
Greenville, NC 27834

NORTH CAROLINA

PITT COUNTY

**AMENDED DECLARATION OF CONDITIONS
RESTRICTIONS AND COVENANTS RUNNING WITH THE LAND FOR
WINFIELD VILLAGE, PHASE ONE,
AND WINFIELD VILLAGE HOMEOWNER'S ASSOCIATION, INC.
RECORDED IN DEED BOOK 4561 PAGE 805**

KNOW ALL MEN BY THESE PRESENTS, REGGIE SPAIN HOMES, LLC, hereafter referred to as "Declarant", as owner of the hereinafter described real property, does hereby covenant and agree to and with all other persons, firms or corporations now owning or hereafter acquiring as owners any lot or parcel of land in the area and subdivision designated as Winfield Village, which is located in Grimesland Township, Pitt County, North Carolina, and specifically shown on map of record in Map Book 92, Page 122 of the Pitt County Registry, said lots or parcels are hereby subjected to the following covenants and restrictions as to the use thereof, running with the land, by whomsoever owned, to wit:

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Village of Simpson, Grimesland Township, Pitt County, North Carolina, which is more particularly described as follows:

Lying and being in the Village of Simpson, Grimesland Township, Pitt County, North Carolina and being all of Winfield Village, Phase One as shown on map recorded in Map Book 92 Page 122 of the Pitt County Registry; being Lots 1 through 17.

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AMENDMENTS:

Article I - Definitions

Section 6: "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area, if any and shall be known when platted as lots 1-17.

Article IV - Covenant For Maintenance Assessments Section

Section 3. Basis and Maximum of Annual Assessments. No assessments shall be made on any lot until the platted Lot has been conveyed by deed. The maximum annual assessment shall be \$500, per originally platted Lot, excluding Lots 1-3 & 17.

Article VI – Use Restrictions

25. The Declarant, its heirs successors and/or assigns reserves the right to make modifications with the restrictive covenants in its sole discretion until the last lot is sold by Reggie Spain Homes, LLC.

IN WITNESS WHEREOF, the declarant and any other necessary party have hereunto set their hands and seals this the _____ day of September, 2024.

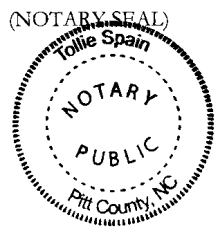
REGGIE SPAIN HOMES, LLC

BY: Reginald C. Spain (SEAL)
Reginald C. Spain, Member/Manager

STATE OF NORTH CAROLINA PITT COUNTY

I, a Notary Public for said County and State, certify that Reginald C. Spain personally came before me this day and acknowledged that he is the Member/Manager of Reggie Spain Homes, LLC, a North Carolina limited liability company, and that by authority duly given.

Witness my hand and Official Seal or Stamp, this 20th day of September, 2024.



Tolle Spain
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-1-2026