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WILSON, NC
Audrey R. Neal Register of Deeds
File# 2008-00000540

BK 2294 PG 865-867

RETURN
TO Bunn

NORTH CAROLINA
WILSON COUNTY

**AMENDMENTS TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE BLUFFS**

THIS AMENDMENT to Declaration of Covenants, Conditions, and Restrictions for the Bluffs (the "Amendment") is made as of the 11th day of January, 2008 by Bluffs Property Company, a North Carolina Corporation, (hereinafter also referred to as "Declarant").

WITNESSETH

WHEREAS Lake Wilson, LLC recorded that Declaration of Covenants, Conditions, and Restrictions for Lake Wilson, LLC in Book 2044, Page 607 at the Wilson County Registry on July 6, 2004; and

WHEREAS Bluffs Property Company purchased certain property from Lake Wilson, LLC as recorded in Book 2147, Page 765, Wilson County Registry and is therefore the successor and assignee of Lake Wilson, LLC; and

WHEREAS the Declaration of Covenants, Conditions, and Restrictions for Lake Wilson, LLC recorded July 6, 2004 referred to above specifically provides that the Declarant, and its successors and assigns have the right to amend said Declaration as necessary to exercise its development right for a period of "the earlier of all Lots being sold or *five (5)* years from the date of recordation" of said Declaration and provided in Article II thereof; and

WHEREAS all Lots have not been sold and five (5) years from the date of recordation has not expired so that Bluffs Property Company, as the successor and assign of Declarant, has the right to amend said Declaration.

NOW THEREFORE Declarant hereby withdraws the property described in **Exhibit A** attached hereto from any and all Declaration of Covenants, Conditions, and Restrictions for Lake Wilson, LLC, as the same may have been amended, modified, or changed by subsequent recorded instruments, except as set forth hereafter.

Article IV, Covenants for Maintenance Assessment, shall apply to Lots developed from the property described in **Exhibit A** attached hereto. Notwithstanding the foregoing, the property described in Exhibit A shall be assessed and shall pay up to but not more than 6.07 percent of any general assessment made on all other Lots in The Bluffs subject to the general Declaration of Covenants, Conditions, and Restrictions for Lake Wilson, LLC as recorded and as thereafter amended, modified, or changed. Any allocation of said assessment among lots developed from the property described in Exhibit A shall be made by Eagles Pointe of the Bluffs Home Owners Association, Inc.

IN WITNESS WHEREOF, Bluffs Property Company has caused this instrument to be executed in its name the day and year first above written.

Declarant
BLUFFS PROPERTY COMPANY

BY: [Signature] (SEAL)
TITLE: PRESIDENT

ATTEST:

Secretary

(Corporate Seal)

NORTH CAROLINA
WILSON COUNTY

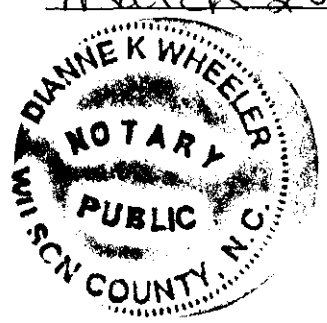
I, Dianne K Wheeler, a Notary Public in and for said County and State do hereby certify that Gray Jurnage personally appeared before me this day and acknowledged that he/she is the Secretary of Bluffs Property Company, a Corporation, ~~and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by him/her sealed with its corporate seal and attested by him/her as its Secretary.~~ and that he as president, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 17 day of January, 2008.

Dianne K Wheeler
Notary Public

My Commission Expires:

March 25, 2012



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EXHIBIT A

**Lots #119-130
(A Portion of Lot #118)
Section One
The Bluffs
Plat Book 34 Page 195-196
Property of Bluffs Property Company**

BEGINNING at a point on the northerly right-of-way of the Bluff Place, said point of BEGINNING also being the southeasterly most corner of Lot #39 "Section One The Bluffs", as recorded in Plat Book 33 Page 54-55 of the Wilson County Registry, thence from said point of BEGINNING leaving abovementioned northerly right-of-way of the Bluff Place and along a the easterly property line of abovementioned Lot #39 N 26°47'07" W 171.45' to a point cornering; thence along the easterly property line of Lot #116 "Section Two The Bluffs", as recorded in Plat Book 34 Page 195-196 of the Wilson County Registry, N 12°09'45" E 118.41' to a point; thence N 33°34'40" E 190.62' to a point; thence along the westerly property line of Lake Wilson, as recorded in Deed Book 667 Page 164 of the Wilson County Registry, N 60°28'55" E 212.97' to a point cornering; thence S 19°27'39" E 397.79' to a point cornering; thence along a new property line across the property of the Revised Lot #118 "Section One The Bluffs", as recorded in Plat Book 34 Page 195-196 of the Wilson County Registry, S 36°03'00" W 209.58' to a point cornering; thence along a curve to the left on the abovementioned northerly right-of-way Bluff Place having a radius of 225.00', an arc length of 246.75', and a chord of N 85°22'03" W 234.57' to a point; thence S 63°12'53" W 15.47' to the Point of Beginning and containing 3.606 acres, this property also being known as Lots #119-130 shown on plat entitled "Cluster Preliminary Plat Bluff Pointe" and approved by the City of Wilson June 2007.