

For Registration Register of Deeds

William Britton

Moore County, NC

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Instrument# 2025003243

STATE OF NORTH CAROLINA
COUNTY OF MOORE

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
ROYAL WOODS ESTATES

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROYAL WOODS ESTATES ("Declaration") is made as this 14th day of March, 2025 by EDWARD JOSEPH NICELY ("Declarant").

W I T N E S S E T H:

WHEREAS, Declarant previously recorded a Declaration of Covenants, Conditions and Restrictions for Royal Woods Estates in Book 6261, Page 437, Moore County Register of Deeds ("Declaration"); and

WHEREAS, pursuant to Section 6.2 of the Declaration, Declarant presently has the unilateral right to amend the Declaration, and does now desire and intend to do so;

NOW, THEREFORE, Declarant does hereby execute this First Amendment, to amend the Declaration as follows:

1. Section 5.1 of the Declaration is hereby deleted in its entirety and replaced with the following:

Section 5.1 Building Restrictions. One (1) single-family residence not exceeding two stories in height, with a minimum of 2,000 square feet of heated floor space exclusive of the garage, may be constructed on a Lot. In addition to said house, one (1) detached garage or building, and one (1) barn, both to be out of sight and screened, may be constructed at the rear of said Lot. No single wide manufactured home, double wide manufactured home, or modular home shall be allowed or permitted on any Lot. The front foundation of all homes must be veneered. No structures or enclosures of a temporary character (such as a trailer or tent) shall be constructed or used on any Lot at any time.

2. Section 5.3 of the Declaration is hereby deleted in its entirety and replaced with the following:

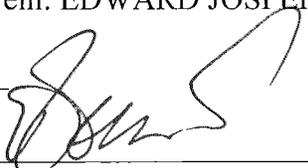
Section 5.3 Vehicles. No boats, motor homes, mobile homes, trucks (except pickup trucks used for personal transportation), commercial trucks of any size, vehicles in excess of twenty five (25) feet in length or motorized vans used for commercial purposes (as distinguished from vans used solely as passenger vehicles), tractors, trailers, dump trucks, vehicles exceeding 12,000 pounds in weight, wrecked vehicles, inoperable vehicles or any vehicle not regularly operated in day to day use shall be driven upon or parked on any Lot at any time. All vehicles shall at all times have a current license plate and inspection tag. No significant automobile repair shall be allowed on any Lot. No unregistered motor vehicles, mopeds, three or four wheel motor bikes, or similar motorized vehicles shall be operated within any Lot. Horse trailers and campers, to be out of sight and screened, may be parked or stored on any Lot.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, on the day and year first above written.

 (SEAL)
EDWARD JOSEPH NICELY

STATE OF NC
COUNTY OF Moore

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 in the aforesaid capacity for the purpose stated therein: EDWARD JOSPEH NICELY

Date: 3/14/25


Notary Public

My commission expires: Nov 5, 2029

[FULLY AND LEGIBLY AFFIX NOTARIAL SEAL HERE]

DONNELL G. ADAMS, JR.
Notary Public
Moore County, NC

Carol Nicely (SEAL)
CAROL NICELY

STATE OF NC
COUNTY OF Moore

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 in the aforesaid capacity for the purpose stated therein: CAROL NICELY, spouse of EDWARD JOSPEH NICELY

Date: 3/14/25
[Signature]

Notary Public

My commission expires: Nov 5, 2023

[FULLY AND LEGIBLY AFFIX NOTARIAL SEAL HERE]

DONNELL G. ADAMS, JR.
Notary Public
Moore County, NC