

Type: CONSOLIDATED REAL PROPERTY
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Fee Amt: \$26.00 Page 1 of 2
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4686 PG 193 - 194

NORTH CAROLINA
PITT COUNTY

Prepared By:
Amy Alston Wells
Gaylord, McNally, Strickland,
Snyder & Wells, PLLC
498 Red Banks Road
Greenville, NC 27858

**SECOND AMENDMENT TO DECLARATION OF CONDITIONS, RESTRICTIONS AND
COVENANTS RUNNING WITH THE LAND**

THIS SECOND AMENDMENT TO DECLARATION OF CONDITIONS, RESTRICTIONS AND COVENANTS RUNNING WITH THE LAND (the "Amendment") made on the date hereinafter set forth by ROBERT D. PARROT, Trustee of the TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF FRANK HART, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant executed and recorded that certain Declaration of Conditions, Restrictions, and Covenants Running with the Land at Book 4610, Page 244 and Book 4629, Page 530 and that First Amendment to Declaration of Conditions, Restrictions, and Covenants Running with the Land at Book 4648, Page 529 in the Pitt County Registry (herein collectively referred to as the "Declaration") governing Hartview Estates Subdivision as further described in the Declaration; and,

WHEREAS, Declarant desires to amend the Declaration, and pursuant to Article IX, Section 3 of the Declaration, the Declarant has the right and authority to amend the Declaration without the consent or joinder of any lot owner or the Association.

WHEREAS, Declarant hereby executes this Amendment for the purpose of amending the Declaration as hereinafter set forth.

NOW, THEREFORE, the Declarant desires that the Declaration shall be amended as follows and that the Property, as defined in the Declaration, shall be owned, sold, conveyed, held, submitted electronically by "Gaylord, McNally, Strickland, Snyder & Wells, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pitt County Register of Deeds.

hypothecated, encumbered, used, occupied and improved subject to the Declaration as amended herein.

1. Article VII, Section 1 is hereby deleted in its entirety and replaced with the following:

“Section 1: Use. The Property and all lots shall be known, described and restricted to residential purposes only. No Lot shall be subdivided by any Owner except with Declarant's prior written permission. No structure shall be erected, placed or permitted to remain on any Lot other than one detached single family dwelling not to exceed two and one-half stories in height, exclusive of basement, with must be constructed of brick veneer, stone, cinder block or wood frame or of composite construction containing some or all of the preceding. The foundation of each Dwelling's foundation shall may be a raised slab with a brick or stone foundation. Any such slab shall be raised at least 16 inches above grade. Also permitted on the Lot is one detached structure not exceeding one and one-half (1/2) stories in height, to be used as a private garage for not more than three (3) vehicles and one (1) non-detached outbuilding constructed and used incidental to the residential use of the property and constructed of the same materials that the residential property is constructed on such Lot. All driveways on the Lot and areas for parking vehicles must be constructed of concrete materials. Any attached or detached garage located on any Lot which opens to the front or side lot line must have a garage door which will close to block the view of the interior of the garage.”

2. Except as amended as expressly provided herein, the Declaration is hereby ratified and confirmed in its entirety.

IN WITNESS WHEREOF, the Declarant has executed this document, with authority duly given, the day and year first above written, intending it to be a sealed document.

This the 15 day of September, 2025.

TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF FRANK HART

By: [Signature]
Robert D. Parrott, Trustee

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, Madison Anderson, a Notary Public for said County and State, do hereby certify that Robert D. Parrott personally appeared before me this day as Trustee of the Trust created under the Last Will and Testament of Frank Hart and duly executed the foregoing instrument in his capacity as Trustee.

WITNESS my hand and seal, this the 15 day of September, 2025.

My Commission Expires: 5-11-2030

Madison Anderson
NOTARY PUBLIC
PITT COUNTY, NC

[SEAL]

