

PREPARED BY AND HOLD FOR
JAMES R. ROGERS III / THOMAS A. BEEBE

BK 694130566

PRESENTED
FOR
REGISTRATION

000291

NORTH CAROLINA
90 APR 27 PM 2:42

DECLARATION AND AMENDMENT
TO
PROTECTIVE COVENANTS

WAKE COUNTY
KENNETH J. WILKINS
REGISTER OF DEEDS
WAKE COUNTY

THIS DECLARATION AND AMENDMENT made this 3rd day
of April, 1990, by SHEFFIELD ASSOCIATES, INC., a North
Carolina Corporation with its principal office in the City
of Raleigh, State of North Carolina;

W I T N E S S E T H:

WHEREAS, Sturbridge Development by instrument dated
September 29, 1978 and recorded in Book 2666, Page 485, Wake
County Registry, subjected certain lots in Stonebridge to
the Protective Covenants therein set forth, to Declaration
of Covenants as recorded in Book 2666, Page 473, Wake
County Registry and to Amendment to Declaration as recorded
in Book 2956, Page 560, Wake County Registry; and

WHEREAS, Sheffield Associates, Inc. is the owner of the
hereinafter described lots in Stonebridge VIII Subdivision
and desires to subject the same to Protective Covenants,
Declaration of Covenants and Amendment to Declaration
recorded in Book 2666, Page 473, Book 2666, Page 485 and
Book 2956, Page 560, Wake County Registry, each and all of
which shall be for the benefit of such property and for each
and every owner thereof, and shall inure to the benefit of
and pass and run with said property, and each and every lot
or parcel thereof, and shall apply to and bind the
successors in interest and any owner thereof.

WHEREAS, Sheffield Associates, Inc. desires to amend
Article IV of Protective Covenants recorded in Book 2666,
Page 485, Wake County Registry as set forth below; provided
such amendment shall apply only to the lots in Stonebridge
VIII Subdivision described herein below.

NOW, THEREFORE, Sheffield Associates, Inc. declares that
the real property described below is and shall be held,
transferred, sold and conveyed subject to the Protective
Covenants recorded in Book 2666, Page 485, Wake County
Registry, to Declaration of Covenants recorded in Book 2666,
Page 473, Wake County Registry and to Amendment to
Declaration as recorded in Book 2956, Page 560, and to this
Amendment to Protective Covenants, Wake County Registry,
North Carolina, said Protective Covenants, Declaration and
Amendment to Declaration being incorporated herein by
reference.

BK 6941611567

BEING ALL of Lots 1 through 20, inclusive, STONEBRIDGE VIII, as shown on map being duly recorded in Book of Maps 1990, Page 206, Wake County Registry.

FURTHER, Article IV of the Protective Covenants recorded in Book 2666, Page 485, Wake County Registry as the same apply and only as the same apply to the above described lots in Stonebridge VIII is hereby amended by deleting Article IV in its entirety and substituting in lieu thereof the following:

ARTICLE IV

DWELLING SIZE AND DRIVEWAYS. Except with the prior written approval of the Architectural Committee, no single-story residential structure which has a heated area of less than 2400 square feet, exclusive of porches, breeze-ways, steps and garages, shall be erected or placed or permitted to remain on any lot; no story and one-half, residential structure which has a heated area of less than 2500 square feet, exclusive of porches, breeze-ways, steps and garages, shall be erected or placed or permitted to remain on any lot; no two story residential structure which has a heated area of less than 2500 square feet exclusive of porches, breeze-ways, steps and garages shall be erected or placed or permitted to remain on any lot and no split-level residential structure which has a heated area of less than 2400 square feet, exclusive of porches, breeze-ways, steps garages, basement or unfinished area shall be erected or placed or permitted to remain on any lot. All driveways shall be paved (concrete or asphalt) from street to each house including parking areas. An exception for gravel drive-ways will be allowed, at the sole discretion of the Architectural Committee, provided the apron from the street to the property line is paved with asphalt or concrete and is the same width as the driveway. Declarant reserves the right to waive in writing any minor violation of this Article of this Declaration, and for purposes hereof, any violation which does not exceed 10% shall be considered a minor violation.

This Amendment to Protective Covenants shall apply only to those lots in Stonebridge VIII as the same are described hereinabove. The Protective Covenants shall remain in full force and effect as originally recorded in Book 2666, Page 485, Wake County Registry as the same apply to all other lots in Stonebridge Subdivision.

BK 694 PG 568

IN TESTIMONY WHEREOF, Sheffield Associates, Inc. has caused this instrument to be executed in its name and attested by its Secretary all as of the day and year first above written.

SHEFFIELD ASSOCIATES, INC.

ATTEST:

Keith D. Weaver
Secretary

BY:

Jane R. Rizer
President

CONSENTED TO:

STONEBRIDGE HOMEOWNERS ASSOCIATION, INC

BY:

[Signature]

ATTEST:

Janet D. Rush
Secretary

NORTH CAROLINA
Wake County

I, a Notary Public of the County and State aforesaid, certify that Keith D. Weaver

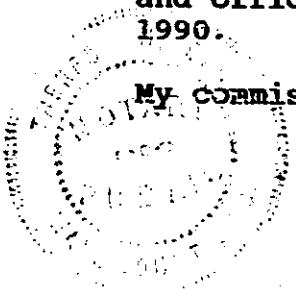
personally came before me this day and acknowledged that he is _____ Secretary of Sheffield Associates, Inc.

a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by Jane as its _____ Secretary. Witness my hand and official stamp or seal, this 3rd day of April, 1990.

My commission expires: 2-21-93

Notary Public

Heena H. Baker



NORTH CAROLINA
Wake County

I, a Notary Public of the County and State aforesaid,
certify that Garet D. Rushe

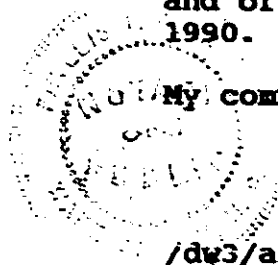
personally came before me this day and acknowledged that
5 he is _____ Secretary of _____

Stonbridge Homeowners Association, Inc.

a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing
instrument was signed in its name by its

President, sealed with its corporate seal and attested by
her as its _____ Secretary. Witness my hand

and official stamp or seal, this 3rd day of April,
1990.



My commission expires: 9-19-94

Notary Public
Phyllis T. Flanagan

/dw3/anne/declar.txt

NORTH CAROLINA — WAKE COUNTY

The foregoing certificate is of Theresa N. Baker
Phyllis T. Flanagan

Notary(ies) Public is
(are) certified to be correct. This instrument and this certificate are duly registered at the date and time
and in the book and page shown on the first page hereof.

KENNETH C. WILKINS, Register of Deeds
By Kenneth C. Wilkins
Asst./Deputy Register of Deeds