

Prepared by and mail to:

4912  
Wyatt Early Harris & Wheeler, L.L.P. (R.  
Bruce Laney), P.O. Drawer 2086, High  
Point, NC 27262

AC  
RECORDED - 453980  
KATHERINE LEE PAYNE  
REGISTER OF DEEDS  
GUILFORD COUNTY, NC  
BOOK: 5216  
PAGE(S): 2001 TO 2004  
05/03/2001 15:22:42

NORTH CAROLINA

Wyatt  
HP

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS, AND  
RESTRICTIONS FOR ORCHARD KNOB**

GUILFORD COUNTY

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR ORCHARD KNOB is made this 30 day of April, 2001 by and  
among Triad Property Group, LLC, a North Carolina Limited Liability Company (hereinafter  
"Declarant"); and R. Dale Britt and wife, Jane C. Britt (hereinafter "Britt").

WITNESSETH:

31  
Declarant is the Developer of certain property known as the subdivision shown on the final  
plat, of Orchard Knob, Phase I, recorded in Plat Book 140, Page 22 in the Office of the Register of  
Deeds of Guilford County, North Carolina. A Declaration of Covenants, Conditions, and  
Restrictions for Orchard Knob has been recorded in Book 5129, Page 0694 in the Office of the  
Register of Deeds of Guilford County, North Carolina ("the Declaration").

Declarant desires to make various amendments to the Declaration. Britt is the Owner of the  
only Lot which currently has been conveyed in the subdivision.

NOW, THEREFORE, for in consideration of the premises, and in accordance with Article  
X, Section III of the Declaration, Declarant does hereby amend the Declaration as follows:

I. By deleting Article IV, Section 6 in its entirety and by substituting in its place the  
following:

Article IV, Section 6. Commencement of Annual Assessments. The annual  
assessments provided for herein shall commence as to a Lot upon a conveyance of  
a Lot upon which a residence has been constructed. The amount of the annual  
assessment shall be prorated for the calendar year as of the date of the conveyance.

002001

	05/03/2001	GUILFORD CO. NC	
1	MISC DOCUMENTS	453980	\$6.00
2	MISC DOC ADDN PGS		\$4.00
1	PROBATE FEE		\$2.00

II. By adding a third paragraph to Article VII, Section 6, said third paragraph to read as follows:

Each Owner shall purchase from the City of High Point a mobile toter and a recycling bin approved by the City of High Point. The City of High Point publishes for each section of town a designated pick-up date for trash and recyclables. Each Owner shall place at curb side on the morning of the designated pick-up day the mobile toter and recycling bin and each Owner shall remove same from the curb the afternoon of the designated pick-up day. All mobile toters and recycling bins shall be stored inside the garage, if the residence has a garage; or in the rear patio area of the residence, if there is no garage, out of sight of the street.

III. By adding the following Section 10 to Article VII of the Declaration:

Section 10. Retention Ponds. The Retention Ponds in the subdivision have been created and established for water quality purposes and for aesthetic purposes. Fishing from the shores of the Retention Ponds is allowed. However, no swimming or boating of any sort by any Owner or by the guest of any Owner shall be allowed in the retention ponds. Each Owner, for himself and for his guests and invitees, shall and does hereby indemnify the other Owners and the Orchard Knob Home Owners Association from any claim, cause of action or liability arising from or out of any swimming or boating which occurs on the retention ponds by the Owner and/or his guests or invitees.

IV. By deleting the second paragraph of Article VII, Section 8 and by substituting in its place the following:

The courtyard area, fencing, and the gate will be maintained and repaired by the Owner, including grass mowing, trimming, and landscaping.

V. Except as amended herein, the Declaration shall be and remain in full force and effect.

002002

IN WITNESS WHEREOF, the parties here executed this document this the 30 day of April, 2001.

TRIAD PROPERTY GROUP, LLC  
~~MEMBER OF TRIAD PROPERTY GROUP, LLC~~

By: [Signature] (SEAL)  
R. Dale Britt, Member / Manager of  
Triad Property Group, LLC

[Signature] (SEAL)  
R. Dale Britt

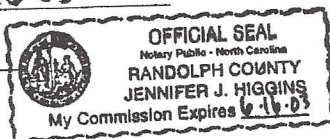
[Signature] (SEAL)  
Jane C. Britt

State of North Carolina  
County of Randolph

I, Jennifer J. Higgins, a Notary Public for said County and State, certify that R. Dale Britt, Member / Manager of TRIAD PROPERTY GROUP LLC personally came before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and Notarial Seal this the 30 day of April, 2001.  
My Commission Expires: 6.16.03

002003

[Signature]  
Notary Public

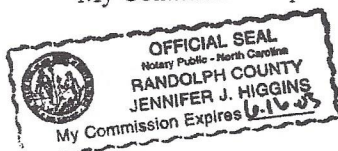


NORTH CAROLINA  
Randolph COUNTY.

I, Jennifer J. Higgins a Notary public of the County and State aforesaid, certify that R. Dale Britt and wife, Jane C. Britt, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of April, 2001

[Signature]  
Notary Public

My Commission expires: 6.16.03





KATHERINE LEE PAYNE, REGISTER OF DEEDS  
GUILFORD COUNTY  
201 SOUTH EUGENE STREET  
GREENSBORO, NC 27402

\* \* \* \* \*

State of North Carolina, County of Guilford

The foregoing certificate of Jennifer J. Higgins

002004

A Notary (Notaries) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

By Helen Thomas  
Deputy - Assistant Register of Deeds

\* \* \* \* \*

**THIS CERTIFICATION SHEET MUST REMAIN WITH THE DOCUMENT**

03/29/00