

Prepared by/Mail to: Jack E. McLamb, III, Attorney at Law, 10920 Cleveland Road,  
Garner, NC 27524

**NORTH CAROLINA  
JOHNSTON COUNTY**

**FIRST AMENDMENT TO  
RESTRICTIVE COVENANTS  
FOR  
STEPHENS RIDGE SUBDIVISION  
As recorded in Plat Book 91, Pages 379-384  
Johnston County Registry**

THIS AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS made on the 7<sup>th</sup> day of October, 2020, by GRAY WOLF DEVELOPMENT, LLC, a North Carolina limited liability company (hereinafter collectively "Declarant") being the owners and developers of Stephens Ridge Subdivision, hereinafter referred to as "Stephens Ridge".

**WITNESSETH:**

THAT WHEREAS, the Declarants are the owners of all residential Lots in Stephens Ridge Subdivision identified as that real property located in Johnston County, North Carolina and being more fully described as Stephens Ridge Subdivision as set forth in Plat Book 91, Pages 379-384 of the Johnston County Registry. The restrictive and protective covenants were recorded on August 21, 2020 in Book 5678, pages 135-151 of the Johnston County Registry.

WHEREAS, the Declarant does hereby subject the Lots as set forth in the recorded plat of the Johnston County Registry to these Restrictive Covenants for the mutual benefit and protection of all present and future owners of property within Stephens Ridge to insure the proper use, appropriate development and improvement of such property; to protect against the construction of improvements and structures built of improper or unsuited materials; to insure compliance of all applicable zoning ordinances, building codes, environmental laws and regulations; to provide for the maintenance and continued improvements of the common area and the facilities as appurtenant to such

property; to provide for the construction and development of superior quality improvements on the property, all designed to protect against depreciation in property value by insuring that Stephens Ridge will always be an attractive setting for residential dwellings.

NOW THEREFORE, in consideration of the premises and of mutual benefits and duties herein contained, the Declarant hereby declare that the parcels of real property hereinafter described shall be held, sold, and conveyed subject to the following covenants, easements, conditions and restrictions, all of which are for the purpose of protecting the value and desirability of the property and which shall run with the land, the real estate described, and be binding by all parties having a right, title or interest therein, along with heirs, successors, and assigns and which shall inure to the benefit of each owner thereof. **The Covenant Amendments shall read as follows:**

**ARTICLE VI. Structures.** The second sentence of Article VI is amended by changing the minimum square footage from 2300 to 1700, and shall be as follows:

**“No residential structure, which has a minimum area less than 1700 square feet of heated area for a 1, 1 ½, or 2 story residence exclusive of porches, basement, or garage, shall be erected or placed on any Unit.”**

**\*All other provisions of the original covenants as previously recorded in the Johnston County Registry shall remain in full force and effect.**

IN WITNESS WHEREOF, Declarant and Owners have hereunto set their hands and seals, this 7<sup>th</sup> day of October, 2020.

**DECLARANT**

Gray Wolf Development, LLC,

By: [Signature] (SEAL)  
Wade Corbett, member-manager

NORTH CAROLINA  
JOHNSTON COUNTY

I, Jill C. Etheridge a Notary Public in and for said County and State, do hereby certify that Wade Corbett., Member-Manager of Gray Wolf Development, LLC, a limited liability company, personally appeared before me this date and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and notarial seal/stamp, this 7<sup>th</sup> day of October, 2020.  
[Signature]  
Notary Public

My commission expires: 8/23/2022

NORTH CAROLINA

