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FILED Joyce H. Pearson
Register of Deeds, Orange Co., NC
Recording Fee: \$35.00
NC Real Estate TX: \$0.00 *SWP*

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101 North Columbia Street		9887-85-9548	9887-86-5012
Chapel Hill, NC 27514		9887-93-3457	9897-06-3538
		9887-83-8702	9887-84-3497
		9887-83-2446	9887-95-7751 <i>mbB</i>

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLEASANT GREEN FARMS

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLEASANT GREEN FARMS ("Amendment") is made and executed effective as of the 19th day of April, 2010, by **PLEASANT GREEN LAND DEVELOPMENT CO.**, a North Carolina corporation, 1000 Corporate Drive, Suite 109, Hillsborough, North Carolina 27278 ("Declarant"); **STEPHEN ARVAD FRASHER** and spouse, **SANDRA SPENCER FRASHER**, 3641 Mathers Avenue, West Vancouver, British Columbia V7V 2K8; **JOSEPH E. MATSKO** and spouse, **ROSIE M. MATSKO**, 3531 NC Highway 54 West, Chapel Hill, North Carolina 27516; **WILLAM R. PETERS** and spouse, **MARIA DEL PILAR LOTERO** (also known as Maria D. Montoya), 105 Edgehill Place, Chapel Hill, North Carolina 27516; **DRAYTON TIMMS VIRKLER** and spouse, **LAURA HORTON VIRKLER**, 4500 Schley Road, Hillsborough, North Carolina 27278 (collectively the "Virklers"); and **PLEASANT GREEN FARMS HOMEOWNERS ASSOCIATION, INC.**, a North Carolina nonprofit corporation, 1000 Corporate Drive, Suite 109, Hillsborough, North Carolina 27278 (the "Association").

WITNESSETH THAT:

WHEREAS, Declarant and the Virklers made and executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Pleasant Green Farms recorded in Book 4211, Page 290, Orange County Registry; as amended, modified and/or supplements by that certain First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Pleasant Green Farms recorded in Book 4272, Page 570, Orange County Registry; that certain Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Pleasant Green Farms recorded in Book 4564, Page 301, Orange County Registry; and that certain Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Pleasant Green Farms recorded in Book 4708, Page 385, Orange County Registry (collectively the "Declaration"); and



WHEREAS, the parties hereto desire to further amend and/or modify the Declaration as provided below; and

WHEREAS, the parties hereto constitute Owners to which at least sixty-seven percent (67%) of the Association's Class A membership votes are allocated, and the Declarant, as provided in the Declaration; and

WHEREAS, the Association has joined in the execution of this Amendment for the limited purpose stated below.

NOW, THEREFORE, the Declaration is hereby amended, modified and/or supplemented, effective as of the date and time of recordation of this Amendment in the Office of the Register of Deeds of Orange County, North Carolina, as follows:

1. Section 5.05 of the Declaration shall henceforth provide as follows:

Minimum Square Footage. The heated area of the main structure (exclusive of basements, porches, garages and storage areas) of any residential structure (exclusive of any guest house) located on any Lot shall be not less than three thousand five hundred (3,500) square feet, regardless of the number of floors of heated living area; provided, however, that (a) the heated area of the main structure (exclusive of basements, porches, garages and storage areas) of any residential structure (exclusive of any guest house) located on not more than three (3) Lots to be determined by Declarant, in its sole discretion, may be less than three thousand five hundred (3,500) square feet, but not less than three thousand hundred (3,000) square feet, regardless of the number of floors of heated living area, and (b) with respect to each of such three (3) Lots, construction of the residential structure thereon must occur within one (1) year after the date of the recordation of a deed conveying title to such Lot to a person other than Declarant.

2. Notwithstanding any reference in the Declaration or in the Guidelines (as defined in the Declaration) to "single family residential purposes" or "single family residential use" or "single family residential structure," no provision contained in the Declaration or in the Guidelines is intended, nor shall it be construed or interpreted, to prevent unrelated persons from occupying and/or residing in any residential structure located on any Lot provided that such occupancy and/or residence is otherwise consistent with any and all applicable municipal, state and federal ordinances, regulations, codes, statutes and laws.

The Association joins in the execution of this Amendment for the limited purpose of rendering the following certification:

By authority of its Board of Directors, Pleasant Green Farms Homeowners Association, Inc. hereby certifies that this Amendment has been duly approved by the Owners to which at least sixty-seven percent (67%) of the Association's Class A membership votes are allocated, and the Declarant, and is, therefore, a valid amendment to the Declaration.



Except to the limited extent expressly amended, modified and/or supplemented above, all of the terms, covenants, conditions, restrictions and easements contained in the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, each of the parties hereto has caused this Declaration to be duly executed as of the day and year first above written.

PLEASANT GREEN LAND DEVELOPMENT CO., a North Carolina corporation

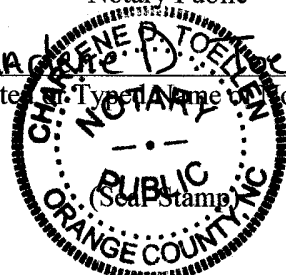
By: George A. Horton III (SEAL)
George A. Horton, III, President

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, Charlene D. Toellen, a Notary Public in and for said county and State, do hereby certify that George A. Horton, III, the President of PLEASANT GREEN LAND DEVELOPMENT CO., a North Carolina corporation, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for and as the act of the corporation for the purposes therein expressed. Witness my hand and notarial seal or stamp this 20th day of May, 2010.

Charlene D. Toellen
Notary Public

Charlene D. Toellen
Printed or Typed Name of Notary Public



My Commission expires: 2/23/2015

[SIGNATURES CONTINUE ON NEXT PAGE]



[Signature] (SEAL)
Stephen Arvad Frasher

[Signature] (SEAL)
Sandra Spencer Frasher

Province
STATE OF British Columbia
COUNTY OF North Vancouver
DISTRICT

I, Zainab A. Shariff a Notary Public in and for said county and State, do hereby certify that Stephen Arvad Frasher personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal or stamp this 8 day of may, 2010.

[Signature]
Notary Public

Zainab A. SHARIFF ZAINAB (Jenny) A. Shariff
Printed or Typed Name of Notary Public
3190 Edgemont Blvd
North Vancouver, B.C. V7R 2N9
Tel: (604) 904 7827 Fax: (604) 904 7845
(Seal-Stamp)

My Commission expires: For Life

Province
STATE OF British Columbia
COUNTY OF North Vancouver
DISTRICT

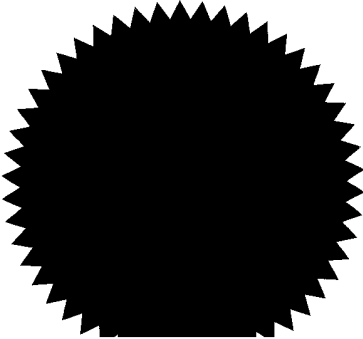
I, Zainab A. Shariff a Notary Public in and for said county and State, do hereby certify that Sandra Spencer Frasher personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal or stamp this 8 day of may, 2010.

[Signature]
Notary Public

ZAINAB A. SHARIFF
Printed or Typed Name of Notary Public

My Commission expires: For Life

(Seal-Stamp) ZAINAB (Jenny) A. Shariff
NOTARY PUBLIC
3190 Edgemont Blvd
North Vancouver, B.C. V7R 2N9
Tel: (604) 904 7827 Fax: (604) 904 7845

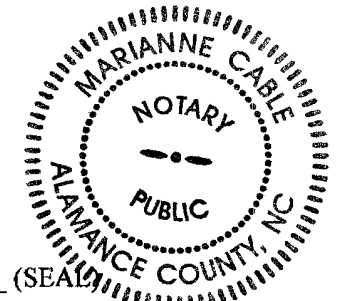


[SIGNATURES CONTINUE ON NEXT PAGE]

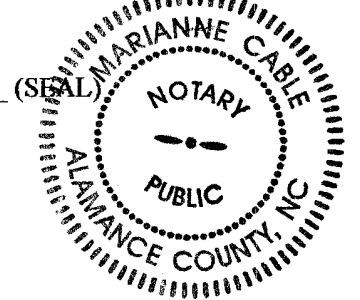


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Joseph E. Matsko
Joseph E. Matsko



Rosie M. Matsko
Rosie M. Matsko



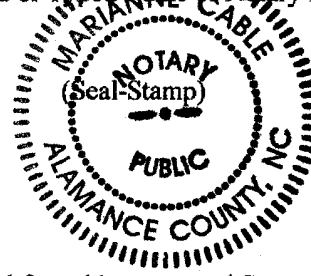
STATE OF North Carolina
COUNTY OF Alamance

I, Marianne Cable, a Notary Public in and for said county and State, do hereby certify that Joseph E. Matsko personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal or stamp this 19 day of April, 2010.

Marianne Cable
Notary Public

Marianne Cable
Printed or Typed Name of Notary Public

My Commission expires: 6/20/2010



STATE OF North Carolina
COUNTY OF Alamance

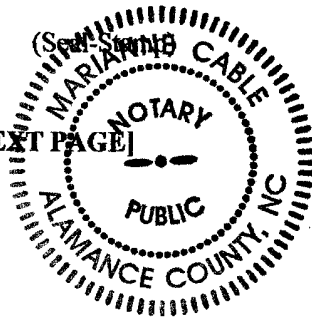
I, Marianne Cable, a Notary Public in and for said county and State, do hereby certify that Rosie M. Matsko personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal or stamp this 19 day of April, 2010.

Marianne Cable
Notary Public

Marianne Cable
Printed or Typed Name of Notary Public

My Commission expires: 6/20/2010

[SIGNATURES CONTINUE ON NEXT PAGE]





[Signature] (SEAL)
William R. Peters

[Signature] (SEAL)
Maria Del Pilar Lotero (also known as Maria D. Montoya)

STATE OF NC
COUNTY OF ORANGE

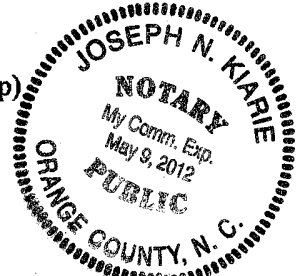
I, JOSEPH N. KIARIE, a Notary Public in and for said county and State, do hereby certify that William R. Peters personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal or stamp this 3rd day of MAY, 2010.

[Signature] (JOSEPH N. KIARIE)
Notary Public
JOSEPH N. KIARIE
Printed or Typed Name of Notary Public

My Commission expires: MAY 09, 2012

(Seal-Stamp)

STATE OF NC
COUNTY OF ORANGE

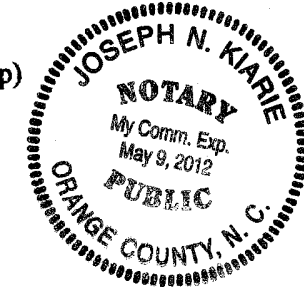


I, JOSEPH N. KIARIE, a Notary Public in and for said county and State, do hereby certify that Maria Del Pilar Lotero (also known as Maria D. Montoya) personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial or stamp seal this 3rd day of MAY, 2010.

[Signature] (JOSEPH N. KIARIE)
Notary Public
JOSEPH N. KIARIE
Printed or Typed Name of Notary Public

My Commission expires: MAY 09, 2012

(Seal-Stamp)



[SIGNATURES CONTINUE ON NEXT PAGE]



[Signature] (SEAL)
Drayton Timms Virkler

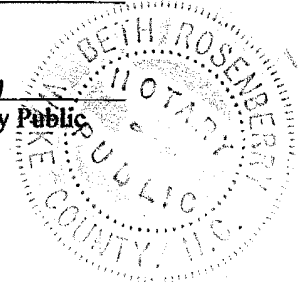
[Signature] (SEAL)
Laura Horton Virkler

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Beth Rosenberg, a Notary Public in and for said county and State, do hereby certify that Drayton Timms Virkler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal or stamp this 4 day of May, 2010.

[Signature]
Notary Public

Beth Rosenberg
Printed or Typed Name of Notary Public



My Commission expires: August 11, 2010

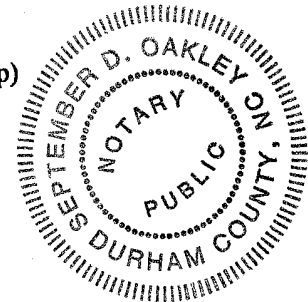
(Seal-Stamp)

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, September D. Oakley, a Notary Public in and for said county and State, do hereby certify that Laura Horton Virkler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal or stamp this 6th day of May, 2010.

[Signature]
Notary Public

September D. Oakley
Printed or Typed Name of Notary Public



My Commission expires: June 8, 2010

(Seal-Stamp)

[SIGNATURES CONTINUE ON NEXT PAGE]



PLEASANT GREEN FARMS HOMEOWNERS ASSOCIATION, INC., a North Carolina nonprofit corporation

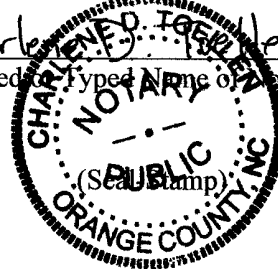
By: [Signature] (SEAL)
George A. Horton, III, President

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, Charlene D. Toellen, a Notary Public in and for said county and State, do hereby certify that George A. Horton, III, the President of PLEASANT GREEN FARMS HOMEOWNERS ASSOCIATION, INC., a North Carolina nonprofit corporation, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for and as the act of the nonprofit corporation for the purposes therein expressed. Witness my hand and notarial seal or stamp this 20th day of May, 2010.

Charlene D. Toellen
Notary Public

Charlene D. Toellen
Printed/Typed Name of Notary Public



My Commission expires: 2/23/2015

[SIGNATURE PAGES CONCLUDE]