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Bk:RB4564 Pg:301
07/07/2008 11:00:33 AM 1/5

FILED Joyce H. Pearson
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$.00

LB



Prepared By and Return To:
William D. Bernard
Brown & Bunch, PLLC
101 North Columbia Street
Chapel Hill, NC 27514

	9887-85-5313	9887-85-9548
PIN	9887-93-3457	9887-95-6164
	9887-83-8702	9887-86-5012
7/7/08 mab	9887-83-2446	9897-27-9426
9887-04-5214	9887-54-4677	9897-06-3538
	9887-72-3856	9887-84-3497
	9897-04-5651	9887-85-0620
		mab 07/07/2008

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

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLEASANT GREEN FARMS ("Amendment") is made and executed this 19th day of May, 2008, by PLEASANT GREEN LAND DEVELOPMENT CO., a North Carolina corporation, 1000 Corporate Drive, Suite 109, Hillsborough, North Carolina 27278 ("Declarant"); DRAYTON TIMMS VIRKLER and spouse, LAURA HORTON VIRKLER, 4500 Schley Road, Hillsborough, North Carolina 27278 (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 Virkler have 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, and 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 (collectively the "Declaration"); and

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

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

NOW, THEREFORE, Declarant and the Virklers hereby amend and/or modify the Declaration as follows:

Section 5.05 of the Declaration shall henceforth provide as follows:



Section 5.05 Minimum Square Footage. The heated ground floor area of the main structure (exclusive of basements, porches, garages and storage areas) of each single family residential structure (exclusive of any guest house) having one (1) floor of heated living area shall be not less than three thousand five hundred (3,500) square feet; provided, however, that the heated ground floor area of the main structure (exclusive of basements, porches, garages and storage areas) of any single family residential structure (exclusive of any guest house) located on any of Lots 25, 26, 27, 28, 31 or 32 having one (1) floor of heated living area shall be not less than two thousand eight hundred (2,800) square feet . The heated ground floor area of the main structure (exclusive of basements, porches, garages and storage areas) of any single family residential structure (exclusive of any guest house) having more than one (1) floor of heated living area shall be not less than three thousand (3,000) square feet. The total heated area of the main structure (exclusive of basements, porches, garages and storage areas) of any single family residential structure (exclusive of any guest house) having more than one (1) floor of heated living area shall be not less than four thousand (4,000) square feet.

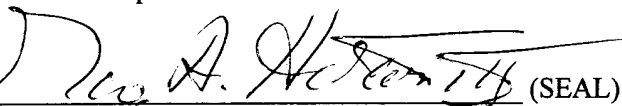
Except to the limited extent expressly amended and/or modified above, all of the terms, covenants, conditions, restrictions and easements contained in the Declaration shall remain in full force and effect.


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

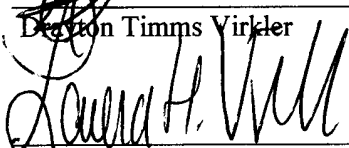
By authority of its Board of Directors, Pleasant Green Farms Homeowners Association, Inc. hereby certifies that this Amendment has been duly approved by the Owners to which at least sixty-seven percent (67%) of the Association's Class A membership votes are allocated, and the Declarant, and is, therefore,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

IN WITNESS WHEREOF, Declarant, the Virklers and the Association have each 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:  (SEAL)
George A. Horton, III, President

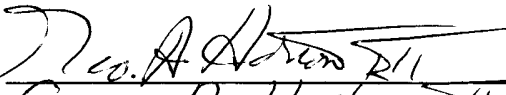
 (SEAL)
Dayton Timms Virkler

 (SEAL)
Laura Horton Virkler

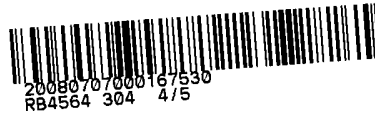


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**PLEASANT GREEN FARMS HOMEOWNERS
ASSOCIATION, INC.**, a North Carolina nonprofit corporation

By:  (SEAL)
Name: George A. Horton Ed
Title: President

STATE OF NORTH CAROLINA
COUNTY OF Orange

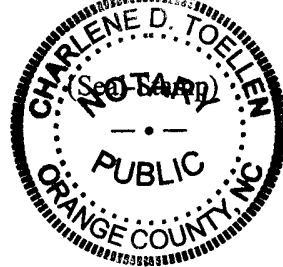


I, Charlene D. Toellen, a Notary Public in and for said county and State, do hereby certify that George A. Horton, III, the President of **PLEASANT GREEN LAND DEVELOPMENT CO.**, a North Carolina corporation, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for and as the act of the corporation for the purposes therein expressed. Witness my hand and notarial seal this 29th day of May, 2008.

Charlene D. Toellen
Notary Public

Charlene D. Toellen
Printed or Typed Name of Notary Public

My Commission expires: 2/23/2010



STATE OF NORTH CAROLINA
COUNTY OF Durham

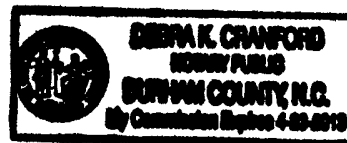
I, Debra K. Cranford a Notary Public in and for said county and State, do hereby certify that Drayton Timms Virkler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for and as the act of the corporation for the purposes therein expressed. Witness my hand and notarial seal this 16 day of June, 2008.

Debra K. Cranford
Notary Public

Debra K. Cranford
Printed or Typed Name of Notary Public

My Commission expires: 4.23.2013

(Seal-Stamp)





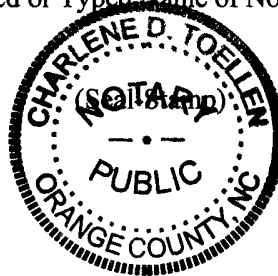
STATE OF NORTH CAROLINA
COUNTY OF Orange

I, Charlene D. Toellen, a Notary Public in and for said county and State, do hereby certify that Laura Horton Virkler 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 this 11th day of June, 2008.

Charlene D. Toellen
Notary Public

Charlene D. Toellen
Printed or Typed Name of Notary Public

My Commission expires: 2/23/2010



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 this 29th day of May, 2008.

Charlene D. Toellen
Notary Public

Charlene D. Toellen
Printed or Typed Name of Notary Public

My Commission expires: 2/23/2010

