

STATE OF NORTH CAROLINA

Oct 14 3 19 PM '94

COUNTY OF MOORE

MRS. JUDITH M. ADAMS  
REGISTER OF DEEDS  
MOORE COUNTY, N.C.

*H. O. Copied*

MODIFICATION OF  
DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS,  
COVENANTS, AGREEMENTS, LIENS AND CHARGES  
PHASE 1  
TALAMORE

108152

THIS DECLARATION, made this 1st day of October, 1994, by TALAMORE PARTNERS LIMITED PARTNERSHIP, a Pennsylvania Limited Partnership (hereafter "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of over seventy-five percent (75%) of the lots in the Talamore development and desires to modify the Restrictive Covenants as follows.

NOW, THEREFORE, Declarant, pursuant to the power of the Declarant as owner of over 75% of the lots in the development given in Article XVII C., hereby amends the Declaration of Restrictive Covenants filed in Book 912, Page 57 of the Moore County, North Carolina, Registry, as follows:

1. All lots in Phase 1 of Talamore Development shall have a minimum residence size of 1,800 square feet. This square footage measurement shall reflect the heated square footage excepting garages, porches, overhangs and outbuildings.
2. This modification is in lieu of the minimum square footage to be shown on the filed plat.
3. All other provisions of the Declaration filed in Book 912, Page 57 remain in full force and effect.

IN WITNESS WHEREOF, the said Declarant has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

TALAMORE PARTNERS LIMITED PARTNERSHIP,  
a Pennsylvania Limited Partnership

By its sole general partner:  
Talamore Acquisition Corp., a Pennsylvania  
corporation

(Corporate Seal)

By: *Robert P. Levy, Jr.*  
Robert P. Levy, Jr., President

ATTEST:  
*Barbara M. Jorgensen*  
Secretary

STATE OF North Carolina  
COUNTY OF MOORE

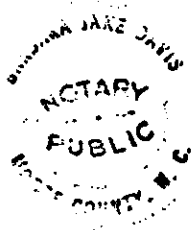
I, a Notary Public of the County and State aforesaid, certify that Betsy L. McDonald personally came before me this day and acknowledged that she is Assistant Secretary of Talamore Acquisition Corp., a Pennsylvania corporation, the sole general partner of Talamore Partners Limited Partnership, a Pennsylvania Limited Partnership, and that by the authority duly given and as the act of the corporation, the annexed instrument was signed in its name by its President, sealed with its corporate seal and attested by her as its Assistant Secretary.

Witness my hand and official stamp or seal, this 14<sup>th</sup> day of October, 1994.

Barbara Jane Davis  
Notary Public

My Commission Expires:

5/23/95



North Carolina--Moore County

The foregoing certificate of Barbara Jane Davis, Notary Public, is certified to be correct. This 14th day of October, 1994.

Judith M. Adams, Register of Deeds

Judy D. Martin Assistant