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WAKE COUNTY, NC 596
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/07/2008 AT 15:44:01

BOOK:012992 PAGE:02171 - 02186

Prepared By/Return To: Brian S. Edlin
JORDAN PRICE WALL GRAY JONES & CARLTON
1951 Clark Avenue
Raleigh, NC 27605

**AMENDMENT TO AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIGSBEE FARM**

REC'D NOV 30 2007

Prepared by and return to: Brian S. Edlin, Jordan Price Wall Group Jones & Carlton, PLLC, P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AMENDMENT TO AMENDED AND
RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR RIGGSBEE FARM

THIS AMENDMENT to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riggsbee Farm, made this 20th 8th day of February ~~December~~ ~~2006~~ 2008 by the lot owners and members of Riggsbee Farm Homeowners Association, Inc. (hereinafter, "the Association"),

WITNESSETH:

THAT WHEREAS, the original Declarant caused to be recorded an Amended and Restated Declaration of Covenants and Restrictions for Riggsbee Farm in Book 6750, Page 154 in the Wake County Registry, (hereinafter, "Declaration"); and

WHEREAS, Article VIII, Section 5 of the Declaration provides that such Declaration may be amended at this time by a written instrument signed by not less than seventy five percent (75%) of the Lots in the subdivision;

WHEREAS, not less than seventy five percent (75%) of the Owners of Lots in the subdivision have approved this amendment;

WHEREAS, this amendment shall be effective from the date of recordation in the Wake County Registry; and

NOW, THEREFORE, the undersigned does hereby declare that the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riggsbee Farm shall be amended as follows:

- 1. To add a separate Article VI, Section 12 of the Declaration by adding the following language:

"Section 12 – Parking. All Lots in Riggsbee Farm have been completed with enclosed garage structures and solid surface driveways. This provides adequate space for parking a reasonable number of vehicles regularly on each Lot. With respect to parking, the following restrictions shall apply:

- a.) No industrial or commercial type trucks, inoperable or automobiles without current registration are to be parked outside anywhere on the Lot for longer than 24 hours.
- b.) No motor vehicles, trailers, camping trailers, or recreational vehicles are to be parked (fully or partially) on any soft surfaces, (i.e. the lawn), at any time.
- c.) No overnight parking of any vehicle or trailer in pool parking lot with out specific permission from the board for the Riggsbee Farm Homeowners Association, Inc.
- d.) No trailers, recreational vehicles or boats shall be parked outside of a garage on any Lot for longer than 48 hours.
- e.) Street parking of vehicles in front of house to be limited to periods of time of less than 24 hours, provided, however, that exceptions can be granted on a case-by-case basis for short-term periods by the Board of Directors.
- f.) Street parking of vehicles is not allowed overnight more than twice in any calendar week (Sunday to Sunday).
- g.) Street parking of vehicles in front of houses with extremely steep driveways can be considered on a case-by-case basis reviewed annually by petition to the board for the Riggsee Farm Homeowners Association, Inc.

Nothing herein shall be deemed or construed to prohibit street parking on the marked spaces on Marblecreek Lane within the Riggsbee Farm subdivision."

2. This amendment shall be effective upon recordation in the Office of the Wake County Registry.

3. Except as amended hereinabove, the remaining portions of the Declaration as originally recorded are hereby restated and re-acknowledged.

WHEREFORE, the President and Secretary of the Association have hereunto affixed the corporate certification for the purpose of enacting the foregoing amendment.

CERTIFICATION OF VALIDITY OF AMENDMENT TO THE AMENDED AND RESTATED COVENANTS, CONDITIONS AND RESTRICTIONS OF RIGGSBEE FARM

By authority of its Board of Directors, the undersigned hereby certify that the foregoing instrument has been duly approved by the written instrument signed by not less than seventy five percent (75%) of the Owners of Lots in the subdivision and is, therefore, a valid amendment to the existing Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riggsbee Farm, pursuant to the requirements of Article VIII of the Declaration.

RIGGSBEE FARM
HOMEOWNERS ASSOCIATION, INC.

By: *[Signature]*
President

ATTEST:

[Signature]
Secretary

STATE OF NORTH CAROLINA
COUNTY OF WAKE

ACKNOWLEDGMENT



I, *Kathryn J. Watkins* a Notary Public of the County and State aforesaid, certify that *Karen VanLeeuwen* personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of the Riggsee Farm Homeowners Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President and attested by *Karen VanLeeuwen* as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this *8th* day of *February*, 200*7*~~8~~

Notary Public *Kathryn J. Watkins*

My commission expires:
December 24, 2012

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Giggins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Sayeeda Bann
(name of owner)

Pradeep Besarya
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

Paathi R.V.
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

Jen Alifalor
(name of owner)

[Signature]
(name of owner)

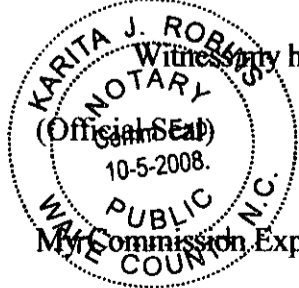
JAGAN BODDAPATI
(name of owner)

Karen Dues
(name of owner)

Ketan Shah
(name of owner)

[Signature]
(name of owner)

[Signature]
Signature of Witness to persons named above



Witness my hand and official seal, this 26th day of November, 2007.

Karita J. Robins
Notary Public

October 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Riggins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Ronald D. Spivey
(name of owner)

Quint Cannon
(name of owner)

Donald J. Hutchinson
(name of owner)

Bernard E. Seales
(name of owner)

Manisha Bagde
(name of owner)

Mendy Her
(name of owner)

[Signature]
(name of owner)

Byron K. Cole, MD
(name of owner)

Sanjana
(name of owner)

Mary Ann McNeil
(name of owner)

Vijal Ray
(name of owner)

Christina M. Hudson
(name of owner)

Edie Cherry
(name of owner)

[Signature]
(name of owner)

Cynthia Jackson
(name of owner)

Betty Jo Johnson
(name of owner)

[Signature]
Signature of Witness to persons named above

Witnessed my hand and official seal, this 26th day of November, 2007.



Karita J. Robins
Notary Public

October 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Higgins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Michael Wortex
(name of owner)

Judith R. Metz
(name of owner)

Andrzej M. Klemanski
(name of owner)

Jim V. Brette
(name of owner)

J.P. Basin
(name of owner)

J. A. Orr
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

Carol B. Pickett
(name of owner)

Weidong He
(name of owner)

E. Uma
(name of owner)

Kim Shab
(name of owner)

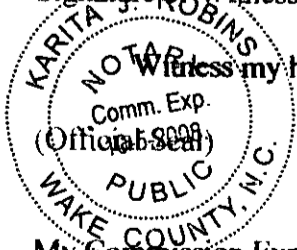
[Signature]
(name of owner)

[Signature]
(name of owner)

Kathryn Seouel
(name of owner)

[Signature]
(name of owner)

Elizabeth P. Higgins
Signature of Witness to persons named above



Witness my hand and official seal, this 26th day of November, 2007.

Karita J. Robins
Notary Public

My Commission Expires:

October 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth Y. Riggs personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Lemore Woods
(name of owner)

Stacie Ruffin
(name of owner)

Yadon J. Ford
(name of owner)

Joe Wills
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

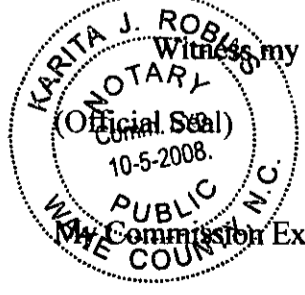
Kim Wiles
(name of owner)

[Signature]
(name of owner)

Louise Bell
(name of owner)

Sharon Mitchell
(name of owner)

Elizabeth L. Riggins
Signature of Witness to persons named above



Witness my hand and official seal, this 20th day of November, 2007.

Karita J. Robins
Notary Public

October 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Riggs personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

[Signature]
(name of owner)

Gabriel Gonzalez
(name of owner)

Kathy Buel
(name of owner)

Tsoe Lou Wang
(name of owner)

Daniel Strop
(name of owner)

[Signature]
(name of owner)

William Pyles
(name of owner)

Robert Winslow
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

Dominique
(name of owner)

Yun-Hong Tom Wan
(name of owner)

Steve Welch
(name of owner)

[Signature]
(name of owner)

STEVE WINDUCHI
(name of owner)

Ghazaryan's Khan
(name of owner)

Elizabeth P. Riggs
Signature of Witness to persons named above



Witness my hand and official seal, this 26th day of November, 2007.

Karita J. Robins
Notary Public

October 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Kiggins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Stacey and Quinn O'Brien
(name of owner)

Angie Dugher
(name of owner)

Zhong & Wang
(name of owner)

BRIDA PATU
(name of owner)

J. M. S. S.
(name of owner)

Jim W. Haddock
(name of owner)

Cliff Way
(name of owner)

Lo Lo
(name of owner)

Dy S.
(name of owner)

Lu Z.
(name of owner)

Kate & Dan Dun
(name of owner)

[Signature]
(name of owner)

Madhurita Ray
(name of owner)

[Signature]
(name of owner)

Annex P. Smith
(name of owner)

Rusik G. Khurva
(name of owner)

Elizabeth P. Kiggins
Signature of Witness to persons named above



Witness my hand and official seal, this 26th day of November, 2007.

Karita J. Robins
Notary Public

October 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Kiggins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

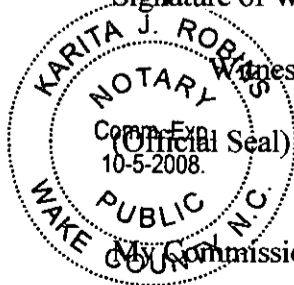
[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
Signature of Witness to persons named above

Witness my hand and official seal, this 26th day of November, 2007.



[Signature]
Notary Public

Oct. 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth A. Riggins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Jaenab Yusuf
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

Candace Bannell
(name of owner)

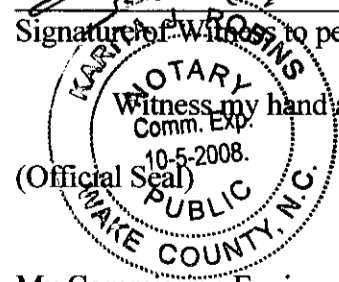
[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
Signature of Witness to persons named above



Witness my hand and official seal, this 20th day of November, 2007.

Karita J. Robins
Notary Public

My Commission Expires: October 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

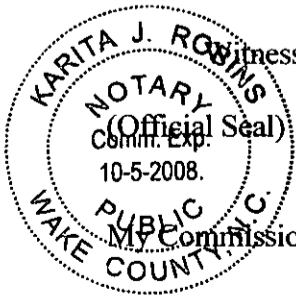
WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Riggins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

- | | |
|----------------------------------------------|----------------------------------------------------------------------------|
| <u><i>[Signature]</i></u>
(name of owner) | <u>109
FIELDBROOK</u> <u><i>[Signature]</i></u> <u>210 Oxcroft St.</u> |
| <u><i>[Signature]</i></u>
(name of owner) | <u><i>[Signature]</i></u> <u>105 Fieldbrook Ct.</u> |
| <u><i>[Signature]</i></u>
(name of owner) | <u><i>[Signature]</i></u> <u>300 Hickorywood Blvd</u> |
| <u><i>[Signature]</i></u>
(name of owner) | <u><i>[Signature]</i></u> <u>112 Natchez Ct.</u> |
| <u><i>[Signature]</i></u>
(name of owner) | <u><i>[Signature]</i></u> |
| <u><i>[Signature]</i></u>
(name of owner) | <u><i>[Signature]</i></u> <u>504 Hickorywood Blvd</u> |
| <u><i>[Signature]</i></u>
(name of owner) | <u>SURESH KCTA</u> <u>(10)</u> <u>(10)</u> <u>.535 Parkwood Blvd</u> |
| <u><i>[Signature]</i></u>
(name of owner) | <u><i>[Signature]</i></u> <u>104 Ferris Ct.</u> |

[Signature]
Signature of Witness to persons named above

Witness my hand and official seal, this 21st day of November, 2007.



[Signature]
Notary Public

Oct. 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Riggins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Mary Moyer
(name of owner)

[Signature]
(name of owner)

Lina E. [Signature]
(name of owner)

Doree Murhee
(name of owner)

[Signature]
(name of owner)

[Signature] 537 Ackroydwood
(name of owner)

[Signature]
(name of owner)

Karen McCulloch
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

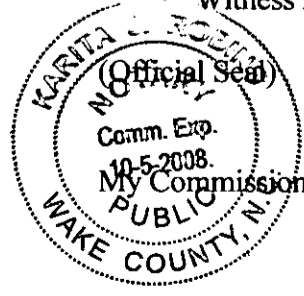
[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
(name of owner)

[Signature]
Signature of Witness to persons named above

Witness my hand and official seal, this 26th day of November, 2007.



Karita J. Robins
Notary Public

Oct. 5, 2008

NORTH CAROLINA

ACKNOWLEDGMENT

WAKE COUNTY

I, Karita J. Robins, a notary public of Wake County, North Carolina, certify that Elizabeth P. Riggins personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Boon Bui Saelim
(name of owner)

(name of owner)

Karen Malchidi
(name of owner)

(name of owner)

Denise Corona
(name of owner)

(name of owner)

Sara Erb
(name of owner)

(name of owner)

Viji Saxena
(name of owner)

(name of owner)

(name of owner)

(name of owner)

(name of owner)

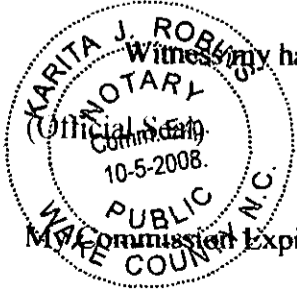
(name of owner)

(name of owner)

(name of owner)

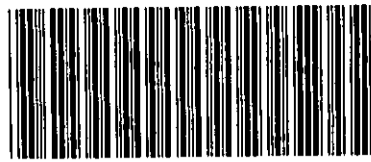
Elizabeth P. Riggins
Signature of Witness to persons named above

Witness my hand and official seal, this 26th day of November, 2007.



Karita J. Robins
Notary Public

October 5, 2008



BOOK:012992 PAGE:02171 - 02186

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
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This Document
_____ New Time Stamp
_____ # of Pages

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