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 Lincoln County, North Carolina
 Danny R. Hester, Register of Deeds

Prepared by/Return to: Sellers, Ayers, Dortch & Lyons, P.A. (SCS)
 301 S. McDowell Street, Suite 410
 Charlotte, NC 28204

**CERTIFICATION OF AMENDMENT TO
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
 JAMES PLANTATION**

This **CERTIFICATION OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JAMES PLANTATION** is made pursuant to N.C.G.S. § 47F-2-117 and Article XIII, Section 3 of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JAMES PLANTATION, originally recorded June 29, 2007 in Book 1943 at Page 155 of the Lincoln County public registry (as amended and supplemented from time to time, "the Declaration"), and is effective upon recordation in the Lincoln County Public Registry.

Statement of Purpose

Pursuant to N.C.G.S. § 47F-2-117, the Declaration may be amended by affirmative vote or written agreement signed by Lot Owners of Lots to which at least sixty-seven percent (67%) of the votes in the Association are allocated. In accordance with the provisions set forth in N.C.G.S. § 55A-7-08, consent and approval were obtained from the requisite percentage of Lot Owners. Accordingly, this Amendment to the Declaration, as set forth herein, is hereby certified by the President and Secretary of James Plantation Owners Association, Inc. ("Association") for recordation in the Lincoln County Public Registry.

NOW, THEREFORE, with the affirmative vote of Lot Owners of Lots to which at least sixty-seven percent (67%) of the votes in the Association are allocated, the Declaration is hereby amended as follows:

1. Article VII, Section 2 (" Dwelling Size") of the Declaration shall be deleted in its entirety with the following provision substituted in lieu thereof:

Section 2. Dwelling Size. The square footage requirements set forth below are for enclosed heated floor area and are exclusive of the areas in heated or unheated basements, vaulted ceiling areas and attics, unheated porches of any type, attached or detached garages, porte-cocheres and unheated storage areas, decks and patios. Any Dwelling erected upon any Lot shall contain not less than the following heated floor areas:

	<i>Minimum Total Heated Area (sq. ft.)</i>	<i>Minimum Ground Floor Heated Area (sq. ft.)</i>
<i>1 Story</i>	2700	2700
<i>1 ½ Story</i>	2900	1900
<i>2 Story</i>	3100	1900

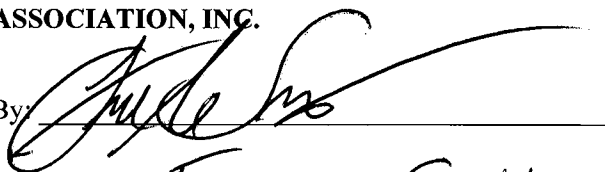
submitted electronically by "Sellers Ayers Dortch & Lyons, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Lincoln County Register of Deeds.

Notwithstanding the foregoing requirements, the Architectural Control Committee shall have the right (but not the obligation), because of restrictive topography, Lot dimensions or unusual site-related conditions or other reasons, to allow variances from such minimum square footage requirements of up to ten percent (10%) of such minimum square footage requirements by granting a specific written variance.

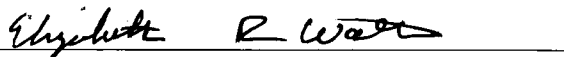
No Dwelling erected upon a Lot shall contain more than two and one-half (2 1/2) stories above ground level; provided, however, the Architectural Control Committee shall have the right (but not the obligation), because of steep topography, unique Lot configuration or similar reasons, to allow Dwelling heights greater than two and one-half (2 1/2) stories on rear and side elevations.

The undersigned, as President and Secretary of the Association, hereby certify that approval of this Amendment was properly obtained and that this Amendment to the Declaration has been duly adopted to be effective upon the recordation thereof.

**JAMES PLANTATION OWNERS
ASSOCIATION, INC.**

By: 

Print: Fred M Smith
President of the Association

By: 

Print: Elizabeth R Watts
Secretary of the Association

*****NOTARY ACKNOWLEDGEMENTS APPEAR ON THE FOLLOWING PAGE*****

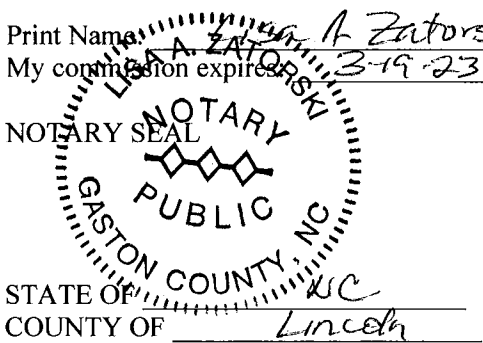
STATE OF NC
COUNTY OF Lincoln

I, Lisa A Zatorski, a **NOTARY PUBLIC** of the aforesaid County and State, do hereby certify that Fredrick Morris Smith personally appeared before me this day and acknowledged that s/he is the **PRESIDENT** of **JAMES PLANTATION OWNERS ASSOCIATION, INC.**, a North Carolina nonprofit corporation, and that s/he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 10th day of June, 2020

Lisa A Zatorski
Notary Public

Print Name: Lisa A Zatorski
My commission expires: 3-19-23



I, Lisa A Zatorski, a **NOTARY PUBLIC** of the aforesaid County and State, do hereby certify that Elizabeth Robin Watts personally appeared before me this day and acknowledged that s/he is the **SECRETARY** of **JAMES PLANTATION OWNERS ASSOCIATION, INC.**, a North Carolina nonprofit corporation, and that s/he, as Secretary, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 10th day of June, 2020

Lisa A Zatorski
Notary Public

Print Name: Lisa A Zatorski
My commission expires: 3-19-23

