

FILED Aug 03, 2016 04:48:24 pm
BOOK **00379**
PAGE **1404** THRU **1405** ALLEGHANY COUNTY NC
INST # 01477 **LIZABETH REEVES ROUPE**
EXCISE TAX (None) REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF ALLEGHANY

MODIFICATION OF RESTRICTIVE COVENANTS
RECORDED IN DEED BOOK 155, PAGE 501
ALLEGHANY COUNTY REGISTRY

THIS MODIFICATION OF RESTRICTIONS entered into this the 2nd day of August, 2016, by Olde Beau General Partnership, a North Carolina General Partnership,

WITNESSETH

WHEREAS, Olde Beau General Partnership has imposed certain restrictive covenants upon the property known as the Olde Beau Development/Olde Beau Golf and Country Club, said restrictions being recorded in Deed Book 155, Page 501, Alleghany County Registry, as amended and modified from time to time, and

WHEREAS, Olde Beau General Partnership has the right to modify and amend said restrictions according to the terms of the restrictions recorded in Deed Book 155, Page 501, ACR, and in particular paragraph 28 of said restrictions giving such authorization.

NOW, THEREFORE, Olde Beau General Partnership does hereby covenant and agree as follows:

1. The restrictive covenants referred to herein are hereby modified and amended as follows:

A. Paragraph 8 of said restrictions is amended as follows:

“No permanent attachments including, but not limited to, television and radio antennas nor satellite dishes may be affixed to the roof or exterior walls of any dwelling.

B. Paragraph 9 of said restrictions is amended as follows:

“No structure of a temporary character, such as a trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any Lot at any time as a dwelling with the exception of Class “A” Motor Coaches located upon lots which are to be identified on future recorded plats of the “Class A Motor Coach Lots” within

the Olde Beau Subdivision. Any improved motor coach lot must be buffered pursuant to the Alleghany County Subdivision Zoning Ordinance.

C. Paragraph 22 of said restrictions is amended to add sub-paragraph (III) as follows:


(III) As of the date of recordation of this Modification of Restrictive Covenants, all purchasers of single family lots, Class "A" Motor Coach lots, single family homes, condos, and townhouses will be required to become a member of Olde Beau Country Club. A membership is defined as a full member or social member. The member will be required to fulfill this obligation within sixty (60) days of becoming the owner of record by completing and submitting an application for membership.

Property owners of record prior to August 1st, 2016, are exempt from this provision.

Except as modified and amended herein, together with previous modifications thereto, all other restrictions contained in Deed Book 155, Page 501, remain in full force and effect.

In Testimony Whereof, Olde Beau General Partnership has executed this instrument by Packer Investment Company, Inc., its General Partner.

Olde Beau General Partnership, A North Carolina General Partnership
By Packer Investment Company, Inc., General Partner

By: 
A. W. Packer, President

STATE OF NORTH CAROLINA
COUNTY OF Cabarrus

I, a Notary Public of the above state and county, do hereby certify that A. W. Packer, personally came before me and acknowledged that he is the President of Packer Investment Company, Inc., General Partner of Olde Beau General Partnership, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its President for and on behalf of said entity. Witness my hand and official seal this the 2nd day of August, 2016.


Notary Public

My Comm. Expires: 2-19-2019

