

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 5/11/2023 8:14:41 AM  
Fee Amt: \$26.00 Page 1 of 3  
Pitt County, NC  
Lisa P. Nichols REG OF DEEDS

**BK 4408 PG 567 - 569**

Prepared by Richard L. Griffin, P.A.

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR BEDDARD RANCH SUBDIVISION

THIS DECLARATION, made on the date hereinafter set forth by **BEDDARD RANCH, LLC**, a North Carolina Limited Liability Company, hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS, the Declarant is in the process of developing a residential subdivision in Pitt County, North Carolina, known as "BEDDARD RANCH" subdivision; and,

WHEREAS, as a part of such development program, Declarant has prepared and recorded "Declaration of Covenants, Conditions and Restrictions for Beddard Ranch Subdivision" (hereinafter referred to as the "Declaration") which appear of record in the Pitt County Registry in Book 4287 at Page 858-878, Pitt County Registry, and,

WHEREAS, Declarant omitted to include on the original Exhibit A of the recorded Declaration the Lot numbers and recorded Map Book and Page for Beddard Ranch Subdivision, and,

WHEREAS, Declarant desires to substitute the original Exhibit A with the attached Exhibit A so as to impress upon all of the lands described in the attached Exhibit A with the Covenants, Conditions and Restrictions contained in the Declaration:


NOW THEREFORE, the Declarant hereby impresses all of the lands described in the attached Exhibit A with the Covenants, Conditions and Restrictions for Beddard Ranch

submitted electronically by "Richard L. Griffin, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Pitt County Register of Deeds.

Subdivision contained in the Declaration recorded in Book 4287 at Pages 858-878, Pitt County Registry.

IN WITNESS WHEREOF, Declarant has executed this document and adopted the word "SEAL" appearing after its name by its designated manager, this the 10<sup>th</sup> day of May, 2023.


BEDDARD RANCH, LLC

 (SEAL)  
James Patrick Raynor, Manager

STATE OF NORTH CAROLINA  
COUNTY OF Cumberland

I certify that the following person personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in capacity indicated: James Patrick Raynor.

Witness my hand and Notarial Seal, this the 10<sup>th</sup> day of May, 2023.

  
Notary Public  
Printed/Typed Name: Loretta J. Faircloth  
My Commission Expires: June 8, 2023

Place Notarial Seal Below

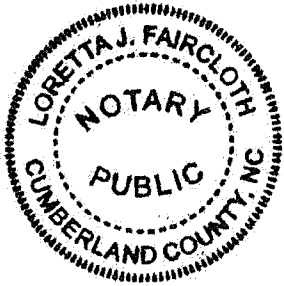


EXHIBIT "A"

All those certain lots or parcels lying and being in Pitt County, North Carolina and being more particularly described as follows:

Being all of Lots 1 through 41, and that certain Lot designated as Lot "A" containing 0.41 acres and being further designated as "Open Space/Common Area", as set forth on that certain map of record recorded in Map Book 88 at Page 149-150, Pitt County Registry.