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 Wilson, NC
 Lisa J. Stith Register of Deeds
BK 2750 PG 758-762

Prepared by and return to T. D. Jones, III, Attorney, 2420 Nash St N, Wilson NC 27896

AMENDMENT TO THAT DECLARATION OF COVENANTS,
 CONDITIONS , RESTRICTIONS AND EASEMENTS FOR
 SECTIONS ONE AND TWO OF BUCKLIN SUBDIVISION
 RECORDED IN BOOK 2266, PAGE 309, WILSON COUNTY REGISTRY,
 AND
 ANNEXATION OF SECTION THREE OF BUCKLIN SUBDIVISION

NORTH CAROLINA

WILSON COUNTY

THIS AMENDMENT TO DECLARATION AND ANNEXATION, made and entered into this 18th day of July, 2018, by VICUS DEVELOPMENT, LLC, a North Carolina limited liability company, and Successor to Stafford Land Company, Inc. by Assignment of Declarant Rights (hereinafter "Vicus" and/or "Declarant");

WITNESSETH:

WHEREAS, by deed of record in Book 2170, page 661, Wilson County Registry, Stafford Land Company, Inc. acquired a tract of land containing 81.59 acres as shown on plat of record in Plat Book 35, page 66, Wilson County Registry; and

WHEREAS, Stafford Land Company, Inc. commenced development of said tract as Bucklin Subdivision and in connection therewith recorded a Declaration of Covenants, Conditions, Restrictions and Easements in Book 2266, page 309, Wilson County Registry, which Declaration encumbered Section One of Bucklin as shown in Plat Book 36, pages 137 and 138, and Section Two of Bucklin as shown in Plat Book 36, pages 138 and 139, Wilson County Registry; and

WHEREAS by deed of record in Book 2456, page 873, Wilson County Registry, Stafford Land Company, Inc. conveyed said tract (less certain exceptions set forth in said deed) to ABBJ, LLC, which in turn conveyed said tract (less exceptions) to Garris Evans Lumber Company by deed of record in Book 2561, page 567, Wilson County Registry, which subsequently conveyed

9.81 acres to Vicus by deed of record in Book 2704, page 880, Wilson County Registry; and

WHEREAS, pursuant to successive Assignments of Declarant Rights recorded respectively in Book 2456, page 898 and Book 2561, page 572 and Book 2750, page 755, Wilson County Registry, Vicus has, with respect to the 9.81 acre tract referenced above, succeeded to all rights, privileges, powers and obligations conferred upon or reserved to the original Declarant in that Declaration of record in Book 2266, page 309, Wilson County Registry;

WHEREAS, Vicus has subdivided and developed the property conveyed in Book 2704, page 880, Wilson County Registry, as additional residential lots shown as Lots 42 through 54 inclusive, Lots 73 through 83 inclusive, and Lots 100 through 108 inclusive on plat entitled "Section Three, Bucklin" of record in Plat Book 41, pages 191 and 192, Wilson County Registry, and Vicus, as Declarant, desires to amend the Declaration with regard to said lots in Section Three, Bucklin and then to annex said lots and subject them to the provisions of said Declaration, as amended, all as provided in Article 6 of the original Declaration;

NOW, THEREFORE, in consideration of the matters and things set forth above and for the purposes of amending the Declaration as it applies to lots in Section Three of Bucklin and annexing said lots and subjecting them to the provisions of said Declaration as amended, Vicus, as Declarant, hereby declares:

Paragraph 1.1 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 1.1 as follows:

- 1.1 All houses constructed on said lots are intended for occupancy by resident owners only and shall not be constructed primarily for the purpose of rental. Rentals, if any, shall be allowed only with the prior approval and permission of Declarant. The Lots and any building or structure now or hereafter erected on a Lot shall be occupied and used for single family residential purposes only, and no building shall be erected, altered, placed or permitted to remain on any Lot other than one single detached dwelling not exceeding two stories and an attic (finished or unfinished), an enclosed garage for not more than three cars (which shall be optional and not required) and appropriate outbuildings incidental to the residential use of the premises, except as follows:

Paragraph 1.1.1 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 1.1.1 as follows:

- 1.1.1 Real estate sales and construction offices may, with the prior written consent of the Declarant, be erected, maintained and operated on any Lot or in any building or structure now or hereafter erected on any Lot, provided the offices are used solely in connection with the development of the Property, or the construction of improvements on the Property or of sale of any part of the Property, of or Improvements now or hereafter erected thereon.

Paragraph 1.4 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 1.4 as follows:

- 1.4 No structure shall be erected or allowed to remain on any Lot except a detached single family dwelling unit not exceeding in height two stories and which may include an attic (finished or unfinished), a basement (finished or unfinished) and an enclosed garage (which shall be optional and not required) and appropriate outbuildings incidental to residential use.

Paragraph 1.5 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 1.5 as follows:

- 1.5 No animals may be kept, maintained or bred on any Lot or in dwelling houses or structure erected thereon, with the exception that no more than a total of two dogs or cats in any combination may be kept on a Lot provided they are not kept, maintained or bred for any commercial purpose and provided further that they are kept in a manner that does not constitute a nuisance to neighbors or adjoining property owners. All pet pens and pet houses shall be located to the rear of the dwelling, shall comply with the setback requirements and shall be screened from view of the street and adjoining owners. All animal waste shall be cleaned and removed from the premises on a regular basis.

Paragraph 1.8 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 1.8 as follows:

- 1.8. No Structure other than a dwelling house shall be used at any time as a residence, either temporarily or permanently. No watercraft, recreational vehicles or large commercial utility trailers shall be regularly parked or stored on any street in the subdivision and shall be permitted on a lot only if they are stored in a garage and enclosed with doors. However, small utility trailers designed for home use may be permitted on a lot with the permission of and in the sole discretion of Declarant.

Paragraph 1.9 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 1.9 as follows:

- 1.9 No advertising or display signs of any character shall be placed or maintained on any part of the Property or on any Structure, except customary "For Sale" signs, placed on or in front of a dwelling house by the owner thereof. Signs advertising "For Rent", if rental is allowed by Declarant, shall be placed only in the window of the dwelling.

Paragraph 1.11 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 1.11 as follows:

- 1.11 Requirements for swimming pools, playground equipment and clothes drying

equipment are as follows:

- 1.11.1 Pools other than small inflatable children's pools with depths of not more than 18 inches shall be permitted only with the consent and approval of Declarant. Such pools, if any, shall be located to the rear of the dwelling, shall be screened from view of the street and adjoining owners and shall be properly fenced to prevent unintended access.
- 1.11.2 Children's playground equipment shall be located to the rear of the dwelling and shall be screened from view of the street and adjoining owners.
- 1.11.3 No outdoor clothes drying equipment of any kind shall be permitted.

Paragraph 1.18 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 1.18 as follows:

- 1.18 No portion of a lot shall be used for business, manufacturing or commercial purposes, provided that such restriction shall not prohibit such "home occupations" or occupations conducted remotely by "telecomputing" and transacted entirely within a Structure as may then be permitted under applicable zoning ordinances. No home-based business or occupation which involves the onsite presence of clients, customers, employees or subcontractors or the vehicular or pedestrian traffic associated therewith shall be permitted.

Paragraph 2.3 shall be deleted in its entirety and in its place shall be substituted a new Paragraph 2.3 as follows:

- 2.3 The designation of streets, avenues, roads, courts, and open spaces on any recorded Plat is for the purpose of description only and not dedication, and the rights of the Declarant in the same are specifically reserved. The Declarant hereby reserves to itself, its successors and assigns, the right to grade, regrade, and improve the streets, avenues, roads, courts and open spaces as the same may be located on any recorded Plat, including the creation or extension of slopes, banks, or excavation in connection therewith and in the construction of and installation of drainage structures therein. Declarant specifically reserves the right to use any lot as the location for a public street to provide access to adjoining property.

NOW, THEREFORE, having amended that Declaration of record in Book 2266, page 309, Wilson County Registry, as set forth above, Declarant hereby annexes those lots known as Lots 42 through 54 inclusive, Lots 72 through 83 inclusive, and Lots 100 through 109 inclusive on plat entitled "Section Three, Bucklin" of record in Plat Book 41, pages 191 and 192, Wilson County Registry, and subjects said lots to all covenants, conditions, restrictions and easements set forth in said Declaration, as amended and confirms that said lots shall be conveyed, occupied and reconveyed in compliance with all provisions set forth in said Declaration and the amendment thereto.

IN TESTIMONY WHEREOF, Declarant has caused this instrument to be executed in its name by its Member/Manager for and on behalf of the limited liability company, this the day and year first above written.

VICUS DEVELOPMENT, LLC,
a NC limited liability company

BY: *David A. Evans* (SEAL)
David A. Evans, Member/Manager

NORTH CAROLINA
WILSON COUNTY

I, *Diana Holland*, a Notary Public in and for said County and State, do hereby certify that DAVID A. EVANS, Member/Manager of VICUS DEVELOPMENT, LLC, a NC limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and Notarial Seal, this 18th day of July, 2018.

Diana Holland
Notary Public

My Commission Expires:
3/29/2020

building restrictions\bucklin restrictions

DIANA HOLLAND
NOTARY PUBLIC
WILSON County, NC