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Wilson, NC  
Lisa J. Stith Register of Deeds

BK 3007 PG 759-763

**RETURN**  
**TO** NOVAM DOMIUM LLC  
PO BOX 3353  
GREENVILLE, NC 27836

Prepared by Novam Domum, LLC, PO Box 3353, Greenville, NC 27836

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 FOUR OF BUCKLIN SUBDIVISION  
COMMUNITY ASSOCIATION

**THERE IS A HOMEOWNERS ASSOCIATION IN BUCKLIN ALSO REFERED TO AS THE "COMMUNITY ASSOCIATION" FOR ALL OF BUCKLIN SUBDIVISION FOR THE PURPOSE OF MAINTAINING THE BERM FACING LONDON CHURCH ROAD, THE COMMON AREAS, ETC. ALL HOMEOWNERS ARE MEMBERS OF THE ASSOCIATION AND ARE REQUIRED TO PAY ASSESSMENTS. REFER TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN BOOK 2266, PAGES 309-343, WILSON COUNTY REGISTRY. MORE SPECIFICALLY, REFER TO PAGES 318-343 FOR INFORMATION ON THE ASSOCIATION.**

NORTH CAROLINA

WILSON COUNTY

THIS AMENDMENT TO DECLARATION AND ANNEXATION, made and entered into the 13<sup>th</sup> day of March, 2023, by NOVAM DOMUM, LLC, a North Carolina limited liability company, and Successor to Stafford Land Company, Inc. by Assignment of Declarant Rights (hereinafter "Novam Domum, LLC" and/or "Declarant");

WITNESETH:

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 139 and 140, 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 16.8 acres to Novam Domum, LLC by deed of record in Book 2924, Page 578-580, 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, Novam Domum, LLC has with respect to the 16.8 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, Novam Domum, LLC has subdivided and developed the property conveyed in Book 2924, Page 578-580, Wilson County Registry, as additional residential lots shown as Lots 8 through 26 inclusive, Lots 30 through 41 inclusive, Lots 110 through 129 inclusive and lots 84 through 90 inclusive on plat entitled "Section Four, Bucklin" of record in Plat Book 44, Pages 46 and 47, Wilson County Registry, and Novam Domum, LLC as Declarant, desires to amend the Declaration with regard to said lots in Section Four, 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;

Lot 157 is designated as additional open space and will be deeded to Bucklin Homeowners' Association, Inc. and managed by the association.

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 Four of Bucklin and annexing said lots and subjecting them to the provisions of said Declaration as amended, Novam Domum, LLC as Declarant, hereby declares:

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

- 1.1 NO CONSTRUCTION INCLUDING CONSTRUCTION ENTRANCES MAY BE STARTED UNTIL THE BUILDER HAS A DEED TO THE LOT.

All houses constructed on said lots are intended for occupancy by resident owners only and shall not be occupied, constructed, sold or purchased for the purpose of rental. 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

BOOK 3007 : 761

than on 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. Each garage will have a personal door to the outside and a radio controlled garage operator. Carports will only be permitted if they are in the back of the house and not visible from the street(s) and receive prior approval from Novam Domum, LLC prior to construction. A house may be built with a crawl space or on a slab. If built on a slab, the finished floor space shall be a minimum of **18" ABOVE THE FINISHED YARD ELEVATION.**

**Storage buildings and other accessory buildings** will be job built of materials which are aesthetically comparable with the building located on the lot which include foundations of brick or other materials approved by Novam Domum, LLC. No used or prefab or metal buildings will be permitted.

**MAILBOX POST AND MAILBOXES:** A uniform mailbox post being the Mayne Newport Mailbox Post (#newpmail) with a large black mailbox (#0143362) is to be installed by the builder. This applies to all replacement mailboxes and posts. If these specifications become unattainable, then the declarant reserves the right to make changes.

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 sale of any part of the Property, 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 (2 dogs or 2 cats or 1 dog and 1 cat) 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. Any animal deemed to be a dangerous animal by Wilson County Sheriffs Office Animal Enforcement may not be kept in the subdivision.

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 enclosed with a door(s). No trucks larger than a ¾ ton pickup used for personal conveyance shall be parked or stored in the subdivision. However, small utility trailers designed for home use may be permitted if out of sight on a lot with the permission of and in the sole discretion of the 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 or his/hers selling agent thereof. No "For Rent" signs will be permitted.

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 and secured 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 clotheslines or 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 "telecommuting" 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, vehicular or pedestrian traffic or inventory 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 successor 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 for above, Declarant hereby annexes those lots known as Lots 8 through 26 inclusive, Lots 30 through 41 inclusive, Lots 110 through 129 and lots 84 through 90 inclusive on Plat entitled "Section Four, Bucklin" of record in Plat Book 44, Pages 46 and 47, Wilson County Registry, and subjects said lots to all covenants, conditions, restriction and easements set forth in said Declaration, as amended and confirms that said lots shall be conveyed, occupied and reconvened 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.

NOVAM DOMUM, LLC  
A NC limited liability Company  
By: [Signature] (SEAL)  
David A. Evans, Jr., Member/Manager

NORTH CAROLINA  
Pitt COUNTY

I, Rashidah White, a Notary Public in and for said County and State, do hereby certify that DAVID A. EVANS, JR., Member/Manager of NOVAM DOMUM, 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 13<sup>th</sup> day of March, 2023.

Rashidah White  
Notary Public

My commission expires: 12-19-2026

