

Type: CONSOLIDATED REAL PROPERTY
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Fee Amt: \$26.00 Page 1 of 3
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4776 PG 432 - 434

**PREPARED BY AND RETURN TO:
BAGWELL HOLT SMITH P.A.
2635 MERIDIAN PARKWAY, SUITE 105
DURHAM, NORTH CAROLINA 27713**

**FIRST AMENDMENT TO DECLARATION
OF
CONDITIONS, RESTRICTIONS AND COVENANTS FOR
BYNUM FARMS**

MAY 8, 2026

Submitted electronically by "Bagwell Holt Smith 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.

FIRST AMENDMENT TO DECLARATION OF
CONDITIONS, RESTRICTIONS AND COVENANTS FOR
BYNUM FARMS

This First Amendment to Declaration of Conditions, Restrictions and Covenants for Bynum Farms ("First Amendment") is made as of the date executed below by BRITT DEVELOPMENT CO. OF ARCHDALE, LLC, a North Carolina Limited Liability Company, ("Declarant"), Declarant states and declares as follows:

WHEREAS, a Declaration of Conditions, Restrictions and Covenants for Bynum Farm was recorded in Book 4727, Page 498, Pitt County Registry, North Carolina (the "Declaration"); and

WHEREAS, Declarant, pursuant to Article X, Section 3 of the Declaration, desires to amend certain provisions of the Declaration, as set forth in this First Amendment; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Section 7, entitled "Setbacks" contained in Article VIII, Use Restrictions, is hereby amended as follows:

Section 7: Setbacks. is hereby deleted in its entirety and replaced with the following:

Section 7: Setbacks: No buildings shall be located on any Lot nearer to any lot line than as shown on the recorded plat.

2. Conflict. In the event of any conflict between the terms, conditions and provisions of the Original Declaration, this First Amendment shall control.
3. Except as specifically amended by First Amendment, the Declaration shall continue in full force and effect.

[signature pages follow]

Declarant:

BRITT DEVELOPMENT CO. OF ARCHDALE, LLC,
a North Carolina Limited Liability Company

By:



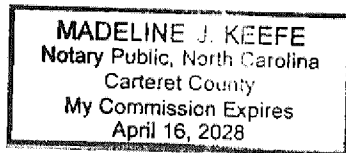
R. Dale Britt, Member/Manager

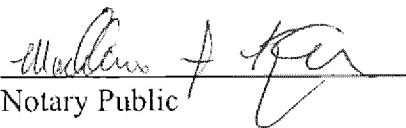
STATE OF North Carolina
COUNTY OF Carteret

I, Madeline J. Keefe, a notary public, do hereby certify that the following persons personally appeared before me and acknowledged that he signed the foregoing instrument in the capacity indicated: R. Dale Britt, Member/Manager of Britt Development Co. of Archdale, LLC, a North Carolina Limited Liability Company.

Witness my hand and seal this the 8th day of May, 2026.

My commission expires: 4/16/28





Notary Public