

mail to Bruce Laney P.O. Drawer 2086, HP NC
27261

NORTH CAROLINA
GUILFORD COUNTY

AMENDED AND CORRECTED DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SWANSGATE

THIS AMENDED AND CORRECTED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR SWANSGATE is made this 23rd day of
December, 1996 by Swansgate Properties Limited Partnership, a North Carolina limited
partnership, as "Declarant."

WITNESSETH:

Declarant is the owner of certain property located in Abbotts Creek Township,
Davidson County, North Carolina, known and developed as Swansgate. A Declaration of
Covenants, Conditions and Restrictions for Swansgate has been recorded in Book 913, Page
220 in the Office of the Register of Deeds of Davidson County, North Carolina (the
"Declaration").

Article XI, Section 4 of the Declaration allows Declarant to modify or amend any
incidental provisions of the Declaration deemed in the sole discretion of Declarant to be in
the best interest of the subdivision and the owners therein. Declarant desires to amend
Article VII, Section 2, Paragraph 2.9, and Declarant, in its sole discretion, has deemed this
amendment to be in the best interest of the subdivision and the owners therein.

NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

By deleting Article VII, Section 2, Paragraph 2.9 in its entirety and
substituting in its place and stead the following:

2.9 Chimneys. A minimum of one chimney shall be required for each
residence constructed on a Lot, even if there is no fireplace or if the fireplace
is a ventless fireplace. Chimneys shall be constructed of brick, stone, stucco,
or other material approved in writing by the Architectural Control Committee,
and of a design, location, and material appropriate to the residence constructed
on the Lot. Exposed metal flues and wood chases shall not be used.

Except as herein modified, the Declaration shall remain in full force and effect.

000688

REGISTER OF DEEDS
DAVIDSON COUNTY, N.C.

97 JAN 14 AM 10:30

FILED

BK 1019 PG 1323

BK 1019PG 1324

This the 23rd day of December, 1996.

SWANSGATE PROPERTIES LIMITED PARTNERSHIP

By: William B. Millis
William B. Millis, General Partner

By: William E. Price, Jr.
William E. Price, Jr., General Partner

NORTH CAROLINA
GUILFORD COUNTY
Davidson

I, Sandra D. Driggers, a Notary Public of the County and State aforesaid, certify that William B. Millis and William E. Price, Jr., General Partners of Swansgate Properties Limited Partnership, a North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this 23rd day of December, 1996.



OFFICIAL SEAL
SANDRA D. DRIGGERS
Notary Public - North Carolina
DAVIDSON COUNTY
Commission Expires
September 26, 1999

Sandra D. Driggers
NOTARY PUBLIC

My Commission Expires: 9-26-99

North Carolina - Davidson County
The foregoing (or annexed) certificate(s) of _____

Sandra D. Driggers
Notary Public (Notary's Public is certified to be correct
this 14 day of January, 1997
Ronald W. Callicutt, Register of Deeds
Sammy M. Wiley Deputy