

SECOND AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
GREENE'S CROSSING

*not
recorded*
*a.
Ostwalt*

This Amendment to Declaration made on the date hereinafter set forth by BROWN & JOBE PROPERTIES, a general partnership organized and existing under the laws of the State of North Carolina with its principal office and place of business being the headquarters of BROWN INVESTMENT PROPERTIES, INC., one of its general partners at 440 W. Market Street, Greensboro, North Carolina hereinafter referred to as "Declarant."

63568

W I T N E S S E T H

WHEREAS, Declarant recorded the Declaration of Covenants, Conditions and Restrictions for Greene's Crossing in Book 3272, Page 15 of the Guilford County Registry with said Declaration encompassing all of Phase 1 of Greene's Crossing, a plat of which is recorded in Plat Book 72, Page 213 of the Guilford County Registry; and

WHEREAS, said Declaration provided in Article XI, Section 4(b) on Page 13 of said document, that the Declarant could amend the said Declaration by annexing certain property immediately adjacent to Phase 1 of Greene's Crossing referred to hereinabove; and,

WHEREAS, Declarant recorded an Amendment pursuant to said provisions in Book 3300, Page 439 of the Guilford County Registry thereby expanding the area subjected to the Declaration to include those additional tracts known as Phase 2 and Phase 3 of Greene's Crossing as recorded in Plat Book 72, Pages 355 and 356, respectively in the Guilford County Registry.

NOW, THEREFORE, Declarant hereby amends said Declaration and declares that all the property to be known as Phase 4 of Greene's Crossing more particularly described as being all of the property so designated and recorded in Plat Book 73, Page 144 of the Guilford County Registry, shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions as recorded in Book 3272, Page 15 and amended in Book 3300, Page 439 of the Guilford County Registry, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in said property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. By accepting the deed to any portion of such property, the owners thereof agree to abide by all of said covenants, conditions

Prepared by: John T. Higgins, Jr., BOONE, HIGGINS, CHASTAIN & CONE

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and restrictions including their agreement to pay any assessments levied pursuant thereto.

This amendment shall be treated as an expansion of the tract subjected to the above-referenced Declaration and the Declarant will convey the common area within said Phase 4 to the Association prior to the conveyance of the first lot in said phase.

FIRST UNION NATIONAL BANK and BROWN INVESTMENT PROPERTIES, INC., as the holders of the existing loans secured by deeds of trust on the property described herein above and J. M. HIGHSMITH as Substitute Trustee under the Deed of Trust recorded in Book 3272, Page 60, (said substitution having been recorded in Book 3288, Page 751), and amended in Book 3275, Page 857 and Book 3311, Page 624 and JOHN T. HIGGINS, JR., as Trustee under the Deed of Trust recorded in Book 3245, Page 125 all in the Guilford County Registry, join in the execution of this instrument solely for the purpose of subjecting the aforesaid deeds of trust to this Amendment of Declaration of Covenants, Conditions and Restrictions for Greene's Crossing and the annexing thereto of Phase 4 as described herein above.


Except as specifically modified and amended herein the Declaration of Covenants, Conditions and Restrictions for Greene's Crossing recorded in Book 3272, Page 15 and amended in Book 3300, Page 439 of the Guilford County Registry will remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Declarant and the corporate noteholders have caused this instrument to be executed by their duly authorized officers and their corporate seals to be hereunto affixed and the individual trustees have hereunto set their hands and seals as of the 14th day of July, 1983.

BROWN & JOBE PROPERTIES,
A North Carolina General Partnership

BROWN INVESTMENT PROPERTIES, INC.,
General Partner

BY: Clinton H. Brown, Jr.
President


Secretary

Gary D. Jobe (SEAL)
Gary D. Jobe, General Partner

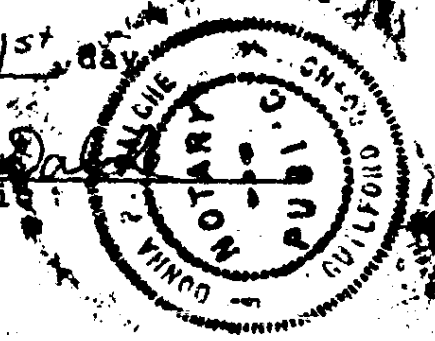
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NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned, a Notary Public of said County and State do hereby certify that GARY D. JOBE personally appeared before me this day and acknowledged that he is a General Partner of BROWN & JOBE PROPERTIES, a North Carolina General Partnership, and that, by authority duly given and as the act of the partnership, the foregoing instrument was signed in its name by him under seal as the act and deed of the partnership.

Witness my hand and notarial seal, this the 1st day of December, 1983.

Donna P. Dalrymple
Notary Public



My Commission Expires:

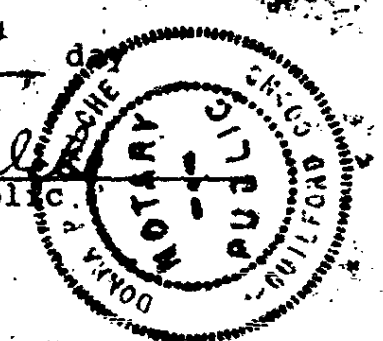
May 17, 1988

STATE OF NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned, a Notary Public of said County and State, do hereby certify that Terry M. Ball personally came before me this day and acknowledged that she is Secretary of BROWN INVESTMENT PROPERTIES, INC., and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by her as its Secretary.

Witness my hand and official seal, this the 1st day of December, 1983.

Donna P. Dalrymple
Notary Public



My Commission Expires:

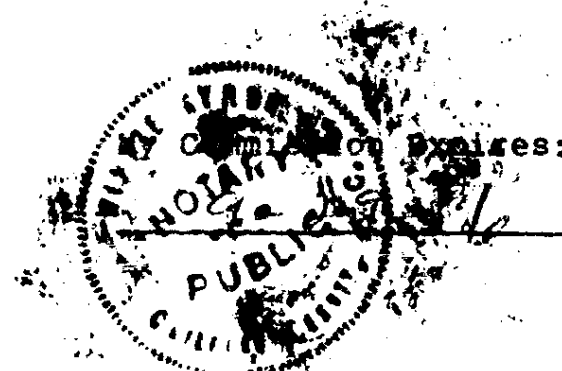
May 17, 1988

STATE OF NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned, a Notary Public of said County and State, do hereby certify that A. Randall Phillips personally came before me this day and acknowledged that he is Asst. Secretary of FIRST UNION NATIONAL BANK, and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal, and attested by himself as its Asst Secretary.

Witness my hand and official seal, this the 1 day of Dec, 1983.

Winnie Byrd
Notary Public



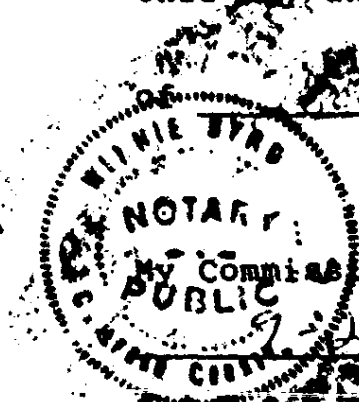
My Commission Expires:

May 17, 1988

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned, a Notary Public of said County and State, do hereby certify that J. M. HIGSMITH, acting as Substitute Trustee for FIRST UNION NATIONAL BANK, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of December, 1983.



Winnie Byrd
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned, a Notary Public of said County and State, do hereby certify that JOHN T. HIGGINS, JR., acting as Trustee for BROWN INVESTMENT PROPERTIES, INC., personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of December, 1983.

Carole H. Harris
Notary Public

My Commission Expires:

12-31-87



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555 2 2816 #00001.00 FE

NORTH CAROLINA - GUILFORD
The foregoing certificate(s) of
Carole H. Harris
Winnie Byrd & Blonna P. Dalche
A Notary Public is
(are) certified to be correct.
DEC 2 - 1983
This Jo Ann Rumbley
Kay F. Patsea, Curas
Deputy Register of Deeds

RECORDED
KAY F. PATSEA, CURAS
REGISTER OF DEEDS
GUILFORD COUNTY, N. C.

DEC 2 10 11 AM '83