

Prepared by & Return to:  
Jennifer D. Scott, Esqx. Shipman & Wright, LLP 575 Military Cutoff Rd. Wilmington, NC 28405

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
JACKSON MANOR SUBDIVISION

This Amendment, made this 2<sup>nd</sup> day of June, 2016, by JACKSON ROAD PARTNERS, LLC, A North Carolina Limited Liability Company, hereinafter referred to as "Declarant".

WHEREAS, Declarant caused to be executed and recorded the Declaration of Covenants, Conditions and Restrictions for Jackson Manor Subdivision in Book 16348, Page 1437, Wake County Registry, hereinafter referred to as the "Declaration"; and

WHEREAS, Declarant now desires to amend said Declaration; and

WHEREAS, Declarant currently holds the requisite number of votes to amend as owner of all the Lots in Jackson Manor Subdivision.

NOW, THEREFORE, in accordance with Article XI of said Declaration, Declarant consents to the amendment of said Declaration as follows:

Article VI, Section 6.18 shall be amended to reduce the setbacks for building area on Lots so that Section 6.18 is replaced in its entirety by the following:

Section 6.18. Building Location. Unless a greater number is indicated on the recorded Map, no building or improvements shall be located on any Lot nearer to the front line, rear line corner side line or side line than the following distances in feet:

Front	15'
Rear	15'

Side 15'  
Corner Side 15' or as determined by applicable Wake County Ordinances, whichever is greater.

The Architectural Control Committee may for good cause waive a violation of the set-back requirement provided for herein. This waiver shall be in writing and recorded in the Wake County Registry. The waiver executed by the Architectural Control Committee shall be, when recorded, conclusive evidence of compliance with the requirements of this Article and the Declaration. A waiver is allowed so long as it does not violate local government regulations. Declarant reserves the right to waive in writing any minor violation of this Article, and for purposes hereof, any violation which does not exceed twenty percent (20%) shall be considered a minor violation.

Except as herein amended all the terms and conditions, restrictions and benefits of said Declaration shall remain in full force and effect as to the properties subjected to the Declaration.

This the 2<sup>nd</sup> day of June, 2016.

JACKSON ROAD PARTNERS, LLC  
A North Carolina Limited Liability Company

By: Rex B. Vick, Jr.  
Rex B. Vick, Jr., Manager

STATE OF NORTH CAROLINA  
COUNTY OF Chatham

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: REX B. VICK, JR., Manager of Jackson Road Partners, LLC

Witness my hand and official seal, this the 2<sup>nd</sup> day of June, 2016.

(Official Seal)



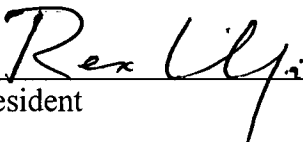
Jennifer D. Scott  
Official Signature of Notary  
Jennifer D. Scott  
Notary's Printed or Typed Name  
My Commission Expires: 4/6/18

CERTIFICATION OF VALIDITY OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF JACKSON MANOR SUBDIVISION

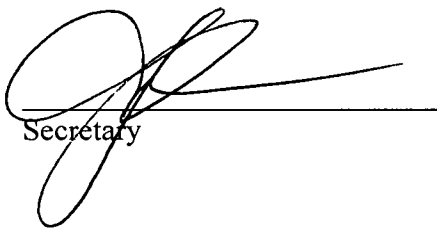
By authority of its Board of Directors, Jackson Manor Owners Association, Inc., hereby certifies the foregoing instrument has been duly approved by the Owners voting at least sixty-seven percent (67%) of the Lots of Jackson Manor and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions of Jackson Manor Subdivision.

This the 2<sup>nd</sup> day of June, 2016.

JACKSON MANOR OWNERS ASSOCIATION, INC.

  
\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Secretary



BOOK:016416 PAGE:00359 - 00362



**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick  
Register of Deeds**

Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

4 # of Pages

*JW*