

WAKE COUNTY, NC 99
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/24/2017 10:38:48

BOOK:016702 PAGE:02611 - 02614

✓ 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

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

This Amendment, made this 23rd day of February, 2017, 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 caused to be executed and recorded a First Amendment to the Declaration of Covenants, Conditions and Restrictions for Jackson Manor Subdivision in Book 16416, Page 359, Wake County Registry; and

WHEREAS, Declarant caused to be executed and recorded a Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Jackson Manor Subdivision in Book 16560, Page 2111, Wake County Registry; 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	7.5'
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 setback 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 23rd day of February, 2017.

JACKSON ROAD PARTNERS, LLC
A North Carolina Limited Liability Company

By: Rex 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 23rd day of February, 2017.

(Official Seal)



[Signature]
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.

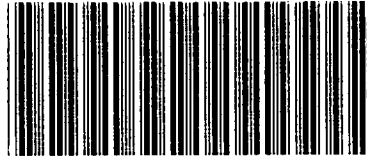
This the 23rd day of February, 2017.

JACKSON MANOR OWNERS ASSOCIATION, INC.

Rex Vick
President

Attest:

[Signature]
Secretary



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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 *J*