

WAKE COUNTY, NC 206
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/27/2010 AT 13:38:13

BOOK:014014 PAGE:01294 - 01297

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NORTH CAROLINA Third Amendment to Covenants
WAKE COUNTY Conditions and Restrictions
For Leesville Towns

THIS AMENDMENT TO DECLARATION, made this 27th day of July, 2010, by Leesville Townhomes, L.L.C., a North Carolina Limited Liability Company with the principal office in Raleigh, Wake County, North Carolina hereinafter called "Declarant";

WITNESSTH:

THAT WHEREAS, Declarant is the owner of property shown on map entitled "Recombination Plat – Leesville Towns", recorded in Book of Maps 1999, Page 1381, Wake County Registry; and

WHEREAS, said property is subject to restrictive covenants recorded in Book 6945, Page 122, Wake County Registry as amended by that First Amendment recorded in Book 8376, Page 1873, Wake County Registry and as amended by the Second Amendment recorded in Book 13791, Page 1777, Wake County Registry; and

WHEREAS, Declarant desires to amend said restrictive covenants pursuant to Article XIII, Section 3.

NOW, THEREFORE, in consideration of the premises and other valuable considerations, Declarant does hereby amend said restrictive covenants as follows:

(1) Article IV is amended by:

Section 10. Working Capital Fund. At the time of any closing of the sale (including resales) of each Lot to a buyer who will occupy or lease it as a residence, a sum equal to at least three (3) months assessment for each Lot shall be collected and transferred to the Association as a contribution to reserve funds. The purpose of said fund is to insure that the Board will have adequate cash available to meet unforeseen expenses and to acquire additional equipment or services deemed necessary or desirable. Amounts paid into the fund shall not be considered advance payment of regular assessments.

IN WITNESS WHEREOF, Leesville Townhomes, L.L.C., has caused this instrument to be executed by its Manager.

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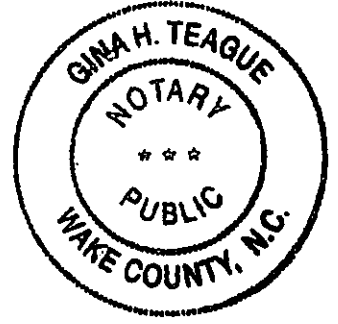
Leesville Townhomes, L.L.C.
By: [Signature]
Andrew L Ammons,
Manager

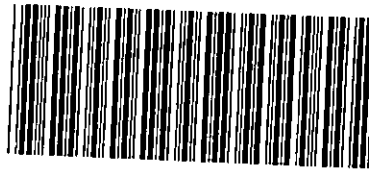
NORTH CAROLINA
COUNTY OF WAKE

I, GINA H. TEAGUE, a Notary Public of the County and State aforesaid, certify that Andrew L. Ammons, being personally known to me, personally came before me this day and acknowledged that he is the Manager of Leesville Townhomes, L.L.C, a North Carolina Limited Liability Company, and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal the 27th day of July, 2010.

Gina H. Teague Notary Public
Gina H. Teague

My commission expires: February 3, 2013





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**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

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