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FILED Wanda C. Scott
Register of Deeds WATAUGA COUNTY, NC
BY:

Deputy

Anne Mathis

This instrument drawn by *✓* Eggers Law Offices, P.O. Box 248, Boone, NC 28607
STATE OF NORTH CAROLINA

**AMENDMENT TO RESTRICTIVE
COVENANTS OF CONTINENTAL
DIVIDE ESTATES**

COUNTY OF WATAUGA

This resolution of the Continental Divide Property Owners' Association, Inc., pursuant to the North Carolina Planned Community Development Act as adopted by Continental Divide Estates on the 1st day of March, 2003, and Recorded in Book of Records 840 at Page 884. In accordance with the provisions of N.C.G.S. § 47F-1 et seq. and pursuant to the procedures and authority established in the Amendment to Covenants and Restrictions of Continental Divide Estates, the Continental Divide Property Owners' Association, at its annual meeting held the 12th day of July, 2003, upon proper notice to all members and upon motion in accordance with the bylaws and regulations of the Continental Divide Property Owners' Association, Inc., hereby enacts the following amendment to the restrictive covenants of Continental Divide Estates:

That all homes erected within Continental Divide Estates shall have a minimum of twenty-five hundred (2500) heated square feet, excluding garage area, with a minimum of fifteen hundred (1500) heated square feet on the main floor. This restriction shall not apply to any pre-

existing structures or any rebuilding due to fire, natural disaster, or act of God in which the damage is less than a total loss to the structure.

IN TESTIMONY WHEREOF, the Declarants, by and through the authorized vote of Continental Divide Property Owners' Association, Inc. have executed this Declaration of Restriction the day and year first above written.

CONTINENTAL DIVIDE PROPERTY OWNERS' ASSOCIATION, INC.

BY:  (SEAL)
IRA ABRAMS
PRESIDENT

ATTEST:  (SEAL)
JONI RENN
SECRETARY

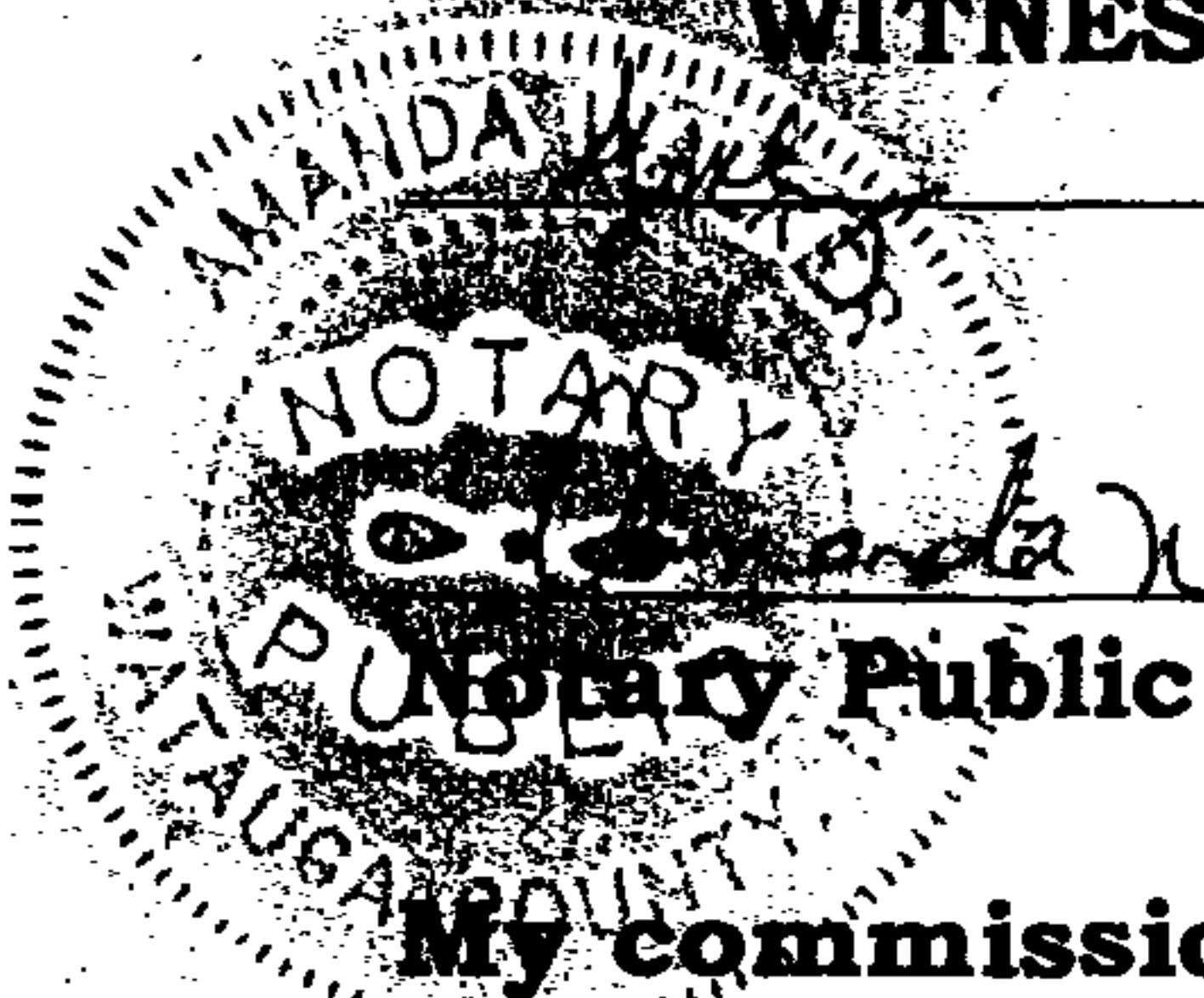
STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, Amanda Walker, Notary Public, do hereby certify that Ira Abrams, President, and Joni Renn, Secretary, personally appeared before me this day and acknowledged* the due execution of the foregoing instrument for the purposes therein expressed.

*on behalf of the corporation.

WITNESS my hand and notarial seal, this 21 day of _____, 2003.



NORTH CAROLINA - WATAUGA COUNTY

The foregoing certificate(s) of
Amanda Walker, Notary Public, Watauga County, NC,
is (are) certified to be correct.

This the 22 nd day of July 2003.

Wanda C. Scott, Register of Deeds

BY: Anne Moretz
Deputy