

BOOK 2792 PAGE 116

03922

STATE OF NORTH CAROLINA

FEB 17 10 43 AM '00

AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR SHEFFIELD MANOR  
COUNTY OF CABARRUS

DAVID F. MCABRE  
REGISTER OF DEEDS

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHEFFIELD MANOR (the "Amendment") is made this 10th day of December, 1999, by CENTEX INTERNATIONAL, INC., a Nevada corporation, the successor by merger to 2728 Holding Corporation, a Nevada corporation, the successor to Centex Real Estate Corporation, by change of name, successor in title to John Crosland Company, a North Carolina corporation, hereinafter designated "Declarant."

STATEMENT OF PURPOSE

In connection with the development by Declarant of that certain residential development located in Cabarrus County, North Carolina, known as Sheffield Manor, the Declarant has previously recorded a Declaration of Covenants, Conditions and Restrictions for Sheffield Manor in Book 1211 at page 52 in the Cabarrus County Public Registry (the "Declaration"). Declarant now desires to amend Section 7.07 of the Declaration in accordance with the provisions of Section 17.08 of said Declaration to modify the rear fencing provisions for certain Lots with rear frontage on Revolutionary Drive.

NOW, THEREFORE, pursuant to and in accordance with the provisions of Section 18.08 of the Declaration, Declarant hereby amends the Declaration as follows:

I. Section 7.07 of Article 7 appearing on page 16 of the Declaration is hereby amended by deleting the first sentence thereof and substituting the following therefor:

**7.07 Fences.** No fence or wall shall be erected on any Lot closer to the street than any building setback line, the side street setback or the rear of the building facade except for temporary decorative fencing installed by the builder on a model home Lot and with the further exception that the following Lots with reverse frontage on Revolutionary Drive shall have no fence or wall erected on any lot closer to Revolutionary Drive than one-half of one foot from the Revolutionary Drive road right-of-way in accordance with all applicable zoning and building ordinances:

Lots F10 and F11 of Sheffield Manor, Village F, Map 2, recorded in Book 26 at page 100 in the Cabarrus County Public Registry.

Lots E33 and E34 of Sheffield Manor, Village E, Map 2, recorded in Book 28 at page 74 in the Cabarrus County Public Registry.

DRAWN BY AND PLEASE MAIL TO:  
WALLACE & PITTMAN, PLLC  
1501 ROXBOROUGH ROAD, SUITE 100  
CHARLOTTE N.C. 28211 (BOX 245)

Lot F1 of Sheffield Manor, Village F, Map 1, recorded in Book 26 at page 99 in the Cabarrus County Public Registry.

Lots E1 and E48 of Sheffield Manor, Village E, Map 1, recorded in Book 28 at page 70 in the Cabarrus County Public Registry.

Lot D1 of Sheffield Manor, Village D, Map 1, recorded in Book 31 at page 9 in the Cabarrus County Public Registry.

Lots C38 through C48, inclusive of Sheffield Manor, Village C,  
Map 2, recorded in Book 26 at page 98 in the Cabarrus County  
Public Registry.

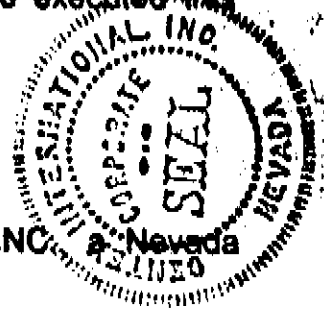
2. In all other respects the Declaration shall remain unchanged and is hereby  
approved, ratified and affirmed.

3. The Secretary of Sheffield Manor Homeowners Association, Inc., joins in the  
execution of this Amendment for the purpose of certifying, and said Secretary does hereby  
certify, that this Amendment has been correctly adopted in accordance with the provision  
of the Declaration and for the further purpose of certifying that the Declaration was  
correctly adopted in accordance with the provisions of the Declaration.

IN WITNESS WHEREOF, the undersigned being the Declarant herein and the  
Secretary of the Sheffield Manor Homeowners Association, Inc. have executed this  
Amendment as of the date first above set forth.

DECLARANT:

CENTEX INTERNATIONAL, INC.  
corporation



ATTEST:

M. J. Mast

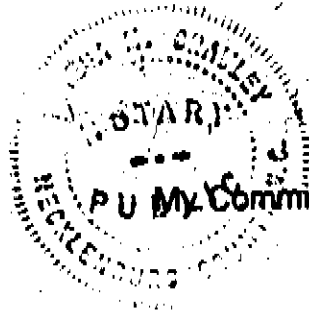
By: Margaret M

SHEFFIELD MANOR HOMEOWNERS  
ASSOCIATION, INC.

By: [Signature]  
Secretary

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

This 10th day of Dec, 1999, personally appeared before me  
Margaret Glenn who, being by me first duly sworn, stated that he is  
the ~~Asst. Sec.~~ President of CENTEX INTERNATIONAL, INC., a Nevada corporation; that the  
seal affixed to the foregoing instrument in writing is the corporate seal of said corporation  
and that said writing was signed and sealed by him in behalf of said corporation by its  
authority duly given. And said ~~Asst. Sec.~~ President acknowledged the said writing to  
be the act and deed of said corporation.



Jerusa M. Crawley  
Notary Public

NORTH CAROLINA - CABARRUS COUNTY

The foregoing (or annexed) certificate(s) of Jerusa M. Crawley, a notary public,  
is (are) certified to be correct. This the 17th day of February, 2000.

LINDA F. McABEE, REGISTER OF DEEDS

by Kay H. Hahn Asst./Deputy