

FILED Dec 20, 2017 08:27:29 am
BOOK 01215
PAGE 0909 THRU 0914
INSTRUMENT # 07683
RECORDING \$51.00
EXCISE TAX (None)

FILED
HOKE COUNTY, NC
CAMILLE D. HURST
REGISTER
OF DEEDS
JOP

Prepared By and Return To:
L. Holden Reaves, Esq.
Reaves Law, PLLC
PO Box 53187
Fayetteville, NC 28305

**SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE MIDLANDS AT BEDFORD AND
THE HIGHLANDS AT BEDFORD**

(Part of the Bedford Community)

**THIS SECOND AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MIDLANDS AT
BEDFORD AND THE HIGHLANDS AT BEDFORD** (this "Amendment") is made
and entered into, as of the date set forth in the below notary acknowledgment, by **H&M
Bedford LLC**, a Delaware limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, Transferor is the named "Declarant" (by transfer of Declarant rights) in that certain Declaration of Covenants, Conditions and Restrictions for The Midlands at Bedford and The Highlands at Bedford recorded in Book 1116, Page 570, as amended by Assignment and Transfer of Declarant Rights recorded in Book 1179, Page 426, as amended by First Amendment recorded in Book 1182, Page 977, Hoke County, NC Registry (together, the "Declaration");

WHEREAS, pursuant to Article III, Section 2 of the Declaration, the Declarant reserved the unilateral right to annex additional land into Bedford residential covenant scheme (said scheme having been created by the Declaration), and to subject such additional land to the terms of the Declaration; and

WHEREAS, the Declarant hereby desires to exercise such annexation right, as set forth herein.

NOW, THEREFORE, pursuant to its rights as set forth in Article III, Section 2 of the Declaration (as well as pursuant to rights as may be found elsewhere in the Declaration), the Declarant hereby declares and amends the Declaration, as follows:

1. The above recitals are incorporated herein by reference;
2. The land described in Exhibit A attached hereto and incorporated herein by reference is hereby annexed into the Bedford residential covenant scheme, and is hereby made subject to the terms of the Declaration (the "Annexed Land". (A map of the Annexed Land is attached hereto as Exhibit B).
3. Except as modified hereinabove, the Declaration shall remain in full force and effect; and the terms and conditions of the Declaration are hereby ratified and reaffirmed in their entirety. All capitalized terms used herein, which are not expressly defined herein, shall have the meanings attributed to the in the Declaration.

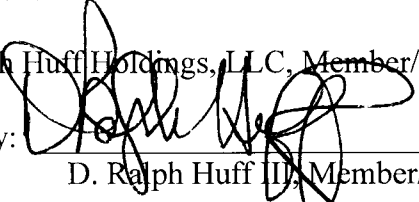
**[The Remainder of This Page Intentionally Left Blank;
Signature Page Attached Hereto]**

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment as of the date set forth in the below notary acknowledgment

DECLARANT:

H&M Bedford LLC

By: Ralph Huff Holdings, LLC, Member/ Manager

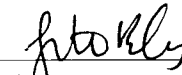
By: 
D. Ralph Huff III, Member/ Manager

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I certify that the following person personally appeared before me this day, each acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Ralph Huff III, as Member/ Manager of Ralph Huff Holdings, LLC, a North Carolina limited liability company, said company acting in its capacity as Member/ Manager of H&M Bedford LLC, a Delaware limited liability company.

Date: 15 December 2017

Official Signature of Notary: 

Notary's Printed Name: Jill Riley

My commission expires: 8-3-2020

[Affix Notary Seal or Stamp]



EXHIBIT A

December 6, 2017

Legal Description

7.10 Acres

Portion of Future Highlands Phase 3 - Pelican Property Holdings, LLC, et al to H&M Bedford, LLC

BEGINNING at a point in the northern line of Lot 120 of the Highlands at Bedford Phase 2 as recorded in Plat Book 4107, Page 08 of the Hoke County, North Carolina Registry, said beginning point being located South 68 degrees 50 minutes 19 seconds West, 20.00 feet from the northeast corner of said Lot 120, and running with the northern line of the Highlands at Bedford Phase 2 (Lots 120-112) the following courses and distances;

South 68 degrees 50 minutes 19 seconds West, 74.43 feet to a corner;

South 61 degrees 24 minutes 40 seconds West, 90.09 feet to a corner;

South 73 degrees 02 minutes 06 seconds West, 91.31 feet to a corner;

South 81 degrees 57 minutes 50 seconds West, 55.57 feet to a corner;

South 84 degrees 39 minutes 48 seconds West, 85.38 feet to a corner;

South 83 degrees 02 minutes 05 seconds West, 107.48 feet to a corner;

South 76 degrees 40 minutes 59 seconds West, 215.01 feet to the northwest corner of Lot 112 in the eastern right-of-way margin of Union Street;

thence crossing Union Street North 65 degrees 44 minutes 13 seconds West, 50.97 feet to the northeast corner of Lot 110 in the western right-of-way margin of Union Street;

thence with the northern line of Lot 110 North 77 degrees 19 minutes 08 seconds West, 151.42 feet to the northwest corner of Lot 110;

thence leaving the line of the Highlands at Bedford Phase 2 and running generally with the edge of the wetlands the following courses and distances;

North 00 degrees 03 minutes 48 seconds West, 16.56 feet to a point;

North 17 degrees 26 minutes 13 seconds East, 52.36 feet to a point;

North 11 degrees 48 minutes 40 seconds East, 61.51 feet to a point;

North 14 degrees 26 minutes 19 seconds West, 54.79 feet to a point;

North 30 degrees 06 minutes 39 seconds West, 49.84 feet to a point;

North 42 degrees 12 minutes 19 seconds East, 141.06 feet to a point;

North 20 degrees 30 minutes 07 seconds East, 71.84 feet to a point;

thence leaving the line of the wetlands and running on a new line the following courses and distances;

South 88 degrees 51 minutes 00 seconds East, 151.45 feet to a point;

South 65 degrees 10 minutes 02 seconds East, 53.64 feet to a point;

South 73 degrees 36 minutes 09 seconds East, 88.75 feet to a point;

South 19 degrees 08 minutes 34 seconds East, 46.83 feet to a point;

North 84 degrees 40 minutes 52 seconds East, 155.04 feet to a point;

North 76 degrees 06 minutes 44 seconds East, 58.57 feet to a point;
North 68 degrees 24 minutes 00 seconds East, 173.54 feet to a point;
North 74 degrees 48 minutes 44 seconds East, 90.07 feet to a point;
North 79 degrees 34 minutes 57 seconds East, 79.72 feet to a point in the eastern line of
the tract of which this is a part;

thence with said eastern line South 00 degrees 27 minutes 07 seconds West, 107.25 feet to a an
existing iron stake;

thence continuing with the eastern line of which this is a part South 00 degrees 43 minutes 34
seconds West, 66.11 feet to a point in the northern line of the Clubhouse Tract (southern right-of-
way margin of a future street);

thence with said northern line of the Clubhouse tract and said southern margin of the future street
with a curve to the left on a radius of 635.20 feet an arc distance of 97.93 feet (chord South 77
degrees 23 minutes 51 seconds West, 97.84 feet) to the northwest corner of the Clubhouse Tract;

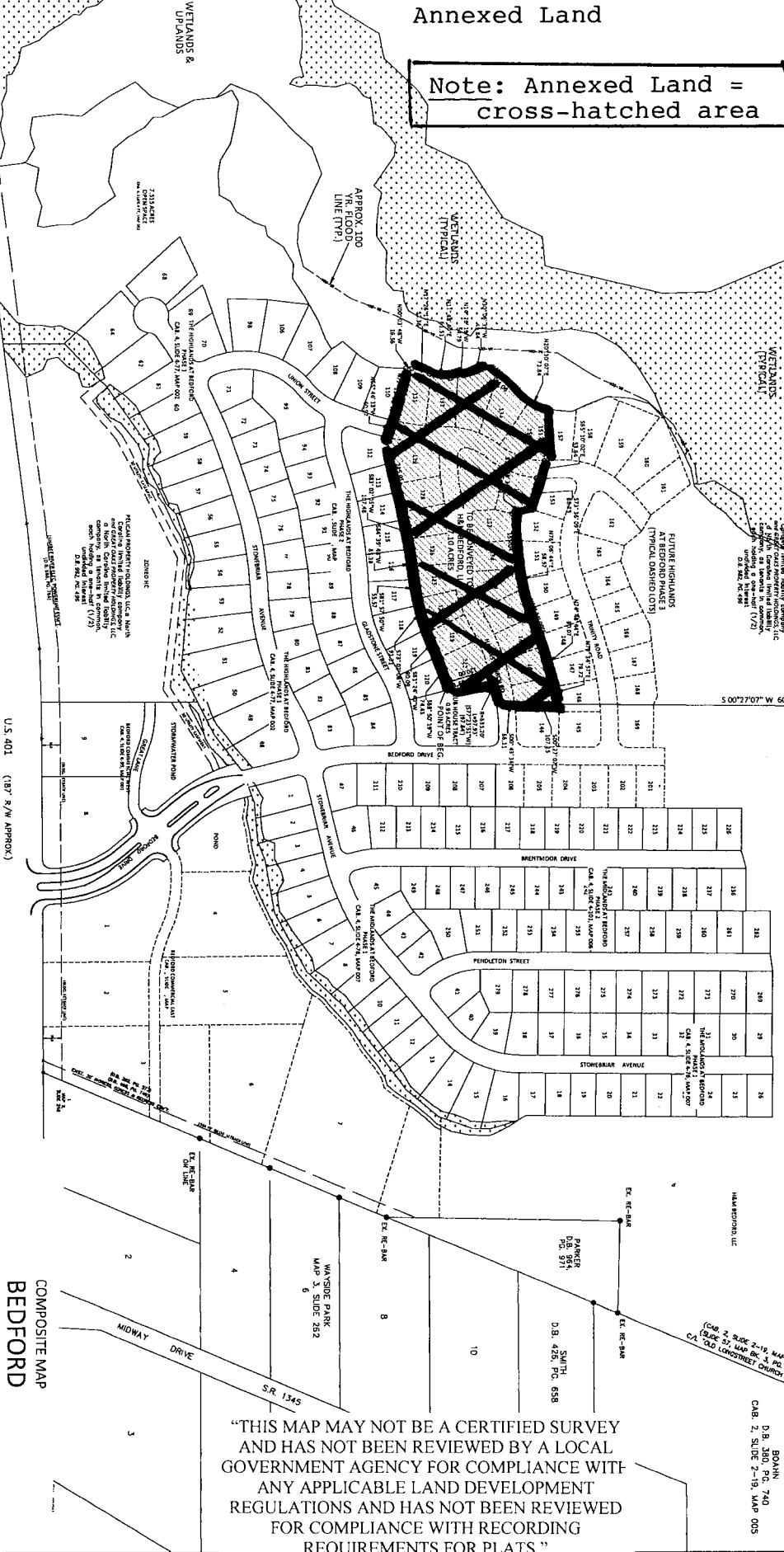
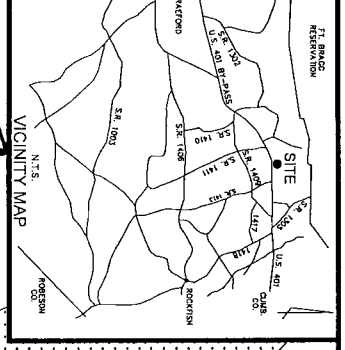
thence with the western line of the Clubhouse Tract South 17 degrees 01 minutes 09 seconds
East, 120.00 feet to the PLACE AND POINT OF BEGINNING.

Containing 7.10 acres, more or less.

Prepared by Moorman, Kizer & Reitzel, Inc., Fayetteville, North Carolina.

Annexed Land

Note: Annexed Land = cross-hatched area



NOT FOR RECORDATION, CONVEYANCES OR SALES.

"THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS."

COMPOSITE MAP
BEDFORD

MCLAUCHLIN TWP. HOKE CO., N.C.
SCALE: 1" = 200'
DECEMBER 2017

MOORMAN, KIZER & BETZEL, INC. 115 BROADFOOT AVE. FAYETTEVILLE, N.C. 28305
PHONE (910) 484-5191 FAX (910) 484-0388 LICENSE #F-0105

