

(N.P. SEAL)

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J. LEE WARREN JR.  
REGISTER OF DEEDS  
CUMBERLAND CO., N.C.

PREPARED BY: K. DOUGLAS BARFIELD  
*Ret:* 2929 Breezewood Avenue, Ste. 200  
Fayetteville, N.C. 28303

NORTH CAROLINA

THIRD

AMENDMENT TO COVENANTS

CUMBERLAND COUNTY

This Amendment to Restrictive Covenants is entered into this 14<sup>th</sup> day of February, 2007, by and between NPS ASSOCIATES, a North Carolina general partnership, (hereinafter sometimes referred to as the "Developer") and all Present and Future Owners of the lots in Steeplechase Subdivision, Section One according to a plat thereof duly recorded in Plat Book 114, Page 132, Cumberland County, N.C. Registry;

**Witnesseth:**

WHEREAS, NPS ASSOCIATES, a North Carolina general partnership developed a certain subdivision known as STEEPLECHASE, Section One according to a plat of same duly recorded in Plat Book 114, Page 132 of the Cumberland County, North Carolina Registry (hereinafter the "Subdivision"); and

WHEREAS, pursuant to a plan of development the Developer caused certain restrictive covenants for the Subdivision to be recorded in Book 6930, Page 192 of the Cumberland County, N.C. Registry (hereinafter the "Original Covenants") and further the Developer caused certain Amendments to the Original Covenants to be recorded in Book 7044, Page 760 and Book 7139, Page 641 of the Cumberland County, N.C. Registry (hereinafter the "Amendments"); and

WHEREAS the Developer desires to further amend the Original Covenants so as to make corrections to a typographical error and further to add provisions for the annexation of additional properties into the Steeplechase Subdivision; and

WHEREAS the Original Covenants provided in Article Four, that "Notwithstanding anything contained herein, these Restrictive Covenants may be amended at any time by the Developer so long as the Developer owns any one lot"; and

WHEREAS the Developer does in fact still own at least one lot in the subdivision;

NOW THEREFORE IN CONSIDERATION OF PREMISES the Developer hereby amends the original covenants as follows:

1. This Amendment to the Original Covenants applies to all lots in Steeplechase Subdivision, Section One according to a plat of same duly recorded in Plat Book 114, Page 132 Cumberland County, North Carolina Registry.

2. Article Four, Section 1 (provision for amendment of covenants) of the Original Covenants is hereby amended as follows: The reference to "Brookridge, Subdivision Section One" as appears in the second paragraph is hereby deleted and in lieu thereof the following is inserted at the end of the sentence, "Steeplechase, Section One".

3. A new Article which shall be called "SUPPLEMENTAL ARTICLE" is hereby inserted as follows:

Section 1. Except as provided in Section 2 and 3 below, annexation of additional properties shall require the assent of two-thirds (2/3) of the Class A members of the Steeplechase Homeowners Association and two-thirds (2/3) of the Class B members of the Association at a meeting duly called for this purpose, written notice of which shall be sent to all members of the Association not less than thirty (30) days nor more than sixty (60) days in advance of the meeting.

Section 2. If the Developer, its successors or assigns, shall develop all of any portion of any land contiguous to the property which is subject to these Covenants, such additional tract or tracts may be annexed to said Properties without the consent of the Class A members, provided however, the development of the additional tract or tracts described in this section shall be in accordance with the same general scheme of development as Steeplechase Subdivision, Section One. The tract or tracts of land from which additional phases may be annexed is described in Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Section 3. The rights of the Developer reserved in Section 2 above shall expire automatically on February 28, 2027, if not exercised prior thereto.

4. Except as modified herein the provisions of the original covenants as recorded in Book 6930, Page 192 as amended in Book 7044, Page 760 and Book 7139, Page 641 of the Cumberland County, N.C. Registry shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized partners, the day and year first above written.

THE DEVELOPER:

NPS ASSOCIATES  
a N.C. general partnership

By: [Signature] (SEAL)  
Larry W. Strother  
Partner

By: [Signature] (SEAL)  
Danny E. Norris  
Partner



NORTH CAROLINA - CUMBERLAND COUNTY

I, Heather M. McCarthy, a Notary Public of said County and State do hereby certify that on the 14 day of February, 2007, before me personally appeared Larry W. Strother and Danny E. Norris, General Partners of NPS Associates, a N.C. General Partnership, with whom I am personally acquainted, who, being by me duly sworn, says that they executed said instrument as the act and deed of said partnership.

WITNESS My hand and notarial seal this the 14 day of February, 2007.

Heather M. McCarthy  
Notary Public

(SEAL)

My Commission Expires: 8/6/11

## SCHEDULE "A"

BEGINNING at a point in the center of the run of Big Rockfish Creek in the southwest line of the Garvin Tract and running thence with the southwest line of the Garvin tract South 24 degrees 30 minutes East 1320 feet to a stake on the west side of the Old Lumber Bridge Road, near an old burned house, a corner of the Garvin tract; thence with another line of the Garvin tract North 43 degrees 35 minutes East 1050 feet to a stake in Buie's Ford; thence with the line of John Ray, South 11 degrees 45 minutes West 1250 feet to a stake in the right-of-way of the Hope Mills-Parkton Road, J.A. Singleton's corner; thence with a line of the said Singleton, North 56 degrees 20 minutes West 511 feet to an iron buggy axle, Singleton's corner; thence with another line of the said Singleton South 36 degrees 30 minutes West 539 feet to an iron stake (which is a leaf of an iron spring) another corner of Singleton; thence with another line of the said Singleton, South 59 degrees 20 minutes West 246 feet to a stake, a common corner of J. A. Singleton, Jr., W. Small and Mary A. Jackson's Estate, with a post oak pointer; thence with Small's line South 70 degrees 30 minutes West 1520.6 feet to a stake, Small's corner, with a persimmon pointer; thence with another of Small's lines North 17 degrees 40 minutes West 1005.5 feet to a stake, Small's corner (there is a marked hickory almost equidistant between the two points in this line); thence with another of Small's lines South 74 degrees 30 minutes West, crossing the branch, 795 feet to an iron pipe driven in the ground, Small's corner; thence with another of Small's lines, and extending the same across other lands owned by Mary A. Jackson's Estate, North 18 degrees 50 minutes West 2435 feet to the center of the run of Big Rockfish Creek; thence down the various courses of the run of Big Rockfish Creek in an easterly direction to the point of beginning, containing 180 acres, more or less, and being the same lands surveyed by Hugh McCormick, Surveyor, in 1956.