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Prepared By and Return To:  
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**THIRD AMENDMENT TO DECLARATION OF COVENANTS AND  
EASEMENTS FOR KINGSBURY RIDGE**

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS AND  
EASEMENTS FOR KINGSBURY RIDGE (this "Amendment") is made and entered into  
by Kingsbury Ridge, LLC, a North Carolina limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the developer of the Kingsbury Ridge subdivision (the  
"Subdivision");

WHEREAS, Declarant imposed upon the Subdivision certain restrictive  
covenants as set forth in that certain Declaration of Covenants and Easements for  
Kingsbury Ridge recorded in Book 11932, Page 207, as amended by First Amendment in  
Book 11944, Page 748, as amended by Second Amendment in Book 12043, Page 267,  
Cumberland County, NC Registry (together, the "Declaration");

WHEREAS, the Subdivision remains within the Period of Declarant Control; and

WHEREAS, Declarant desires to further modify the Declaration.

NOW, THEREFORE, for and in consideration of the mutual covenants herein  
contained, and other good and valuable consideration, and pursuant to authority set forth  
Article XII, Section 2 of the Declaration (as well as authority as may be found elsewhere  
in the Declaration), the Declarant hereby modifies the Declaration as follows:

1. Article IV of the Declaration is hereby amended to add new Section 20, as follows:

“Section 20 – The following Lots are hereby deemed to be *estate lots* due to their larger size: Lots 48, 49, 58, 59, 60, 61, 69, 70, 71 and 77 (each an “Estate Lot” and together, the “Estate Lots”). Notwithstanding anything to the contrary in Section 17 of this Article IV or elsewhere in this Declaration, ATVs and dirt bikes shall be permitted on the rear side of the Estate Lots between the hours of 10:00 am and 8:00 pm local time (but never to include the front side of the Estate Lots or on the streets in Kingsbury Ridge). In addition, the operators of any such ATV or dirt bike shall make all efforts to quiet the muffler as much as possible to reduce noise. In addition, notwithstanding anything to the contrary in Section 11 of this Article IV or elsewhere in this Declaration, one (1) horse shall be permitted on any Estate Lot that is between four and six acres in size (which includes Lots 69 and 70); and two (2) horses shall be permitted on any Lot greater than six acres in size (which includes Lots 48, 71 and 77).”

2. Except as specifically amended by this Amendment, the Declaration remains unchanged and in full force and effect, and the undersigned by its execution hereof hereby ratifies, affirms and approves the Declaration, as specifically amended hereby. All capitalized terms in this Amendment that are not defined herein shall have the same meanings given to them in the Declaration.

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

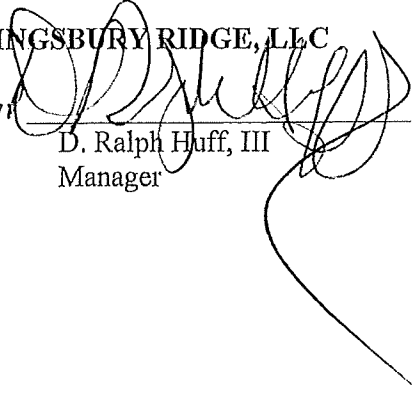
IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date set forth in the below notary acknowledgment.

**DECLARANT:**

**KINGSBURY RIDGE, LLC**

By: \_\_\_\_\_

D. Ralph Huff, III  
Manager



STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Ralph Huff, III in his capacity as Manager of Kingsbury Ridge, LLC, a North Carolina limited liability company.

Date: January 13, 2026

Official Signature of Notary: Meg N Holcomb

Notary's Printed Name: Megan N Holcomb

My commission expires: November 3, 2029

[Affix Notary Seal or Stamp]

