

MAIL AFTER RECORDING TO: J. Scott Flowers
P.O. Box 2505
Fayetteville, NC 28302

THIS INSTRUMENT WAS
PREPARED BY: J. Scott Flowers
Hutchens Law Firm

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR BRIGHTON RIDGE SUBDIVISION**

**THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR BRIGHTON RIDGE SUBDIVISION**, is made and
entered into this 9th day of March, 2016, by DEANNA MANNING REALTY, LLC, a North Carolina
limited liability company, hereinafter referred to as "Declarant."

WITNESSETH

WHEREAS, Marcus Edwards Development, LLC was the original declarant of the original
"Declaration of Covenants, Conditions and Restrictions for Brighton Ridge Subdivision" recorded in
Book 3331, at Page 55 of the Johnston County Registry, and ratified by the instrument entitled
"Ratification and Confirmation of Covenants, Conditions and Restrictions for Brighton Ridge
Subdivision" recorded in Book 3903, at Page 843 of the Johnston County Registry (hereinafter referred to
as the "Declarations"); and

WHEREAS, Declarant obtained the declarant rights for Brighton Ridge Subdivision by virtue of
an Assignment of Declarant Rights recorded on May 17, 2016 in Book 4764, at Page 458 of the
Johnston County Registry; and

WHEREAS, the Amendment of Declarant Rights grants Declarant the right to unilaterally
amend the Declarations as long as Declarant owns a Lot within Brighton Ridge Subdivision. Declarant
presently owns at least one lot within Brighton Ridge Subdivision; and

WHEREAS, on May 18, 2015, Declarant's predecessor-in-interest amended the Declarations by
filing an instrument entitled "Amendment to the Declaration of Covenants, Conditions, and Restrictions,
Applicable to Brighton Ridge Subdivision" recorded on May 26, 2015 in Book 4601, at Page 63 of the
Johnston County Registry (hereinafter referred to as the "First Amended Declaration"); and

WHEREAS, Declarant desires to further amend the Declarations.

NOW, THEREFORE, Declarant hereby declares that the Property described in the Declarations
referenced hereinabove shall be held, sold, conveyed, given, transferred, leased, occupied, and used
subject to the Declarations and this Second Amendment as follows:

Article VIII, Section 2, subsection 2 of the Declaration as amended by the First Amended Declaration is hereby deleted in its entirety and replaced with the following:

Each dwelling shall have a heated, enclosed ground floor area as follows: if one story, at least 2200 square feet; if one and one-half stories, at least 2400 square feet; and if two or more stories, at least 2600 square feet. Heated, enclosed ground floor area shall not include unfinished basements, open porches, breeze-ways, screened porches, garages, walk-up attics, carports, steps, stoops. Notwithstanding these terms, a ten percent (10%) variance in the square feet of the enclosed floor area shall be allowed with written approval of the Architectural Control Committee.

All other terms of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Declarant executes this Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Brighton Ridge Subdivision this the 9 day of March, 2016.

DEANA MANNING REALTY, LLC

BY: [Signature]
CHRISTOPHER MANNING

ITS: MANAGING MEMBER

STATE OF North Carolina
COUNTY OF Cumberland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Chris Manning

Date: March 9, 2016

Official Signature of Notary: [Signature]
Notary's Printed or Typed Name: Lenora Ann Crandell, Notary Public
My Commission Expires: 7/15/2017

(Official Seal)

