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Prepared by and return to: Fallow Wynns + LLC  
3006 River Forks Road  
Sanford, NC 27330

NORTH CAROLINA, CHATHAM COUNTY

FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR  
RIDGE WYNN FARMS SUBDIVISION

THIS FIRST AMENDMENT ("Amendment") to the Declaration of Protective Covenants for Ridge Wynn Farms Subdivision is made as of the 13th day of June, 2023, by Fallow Wynns + LLC, a North Carolina limited liability company ("Declarant").

WITNESSETH

WHEREAS, the Declarant is the owner of certain property referred to as "Ridge Wynn Farms," which is more particularly described in Article I of the Declaration of Protective Covenants for Ridge Wynn Farms Subdivision, recorded in Book 2366, Page 688 of the Chatham County Registry (the "Declaration"), and Ridge Wynn Farms is subject to the covenants, conditions, restrictions and easements set forth in the Declaration. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings assigned to such terms in the Declaration.

WHEREAS, Article XVIII of the Declaration provides that the Declaration may be amended at any time by the written consent of the Owners of not less than sixty-seven percent (67%) of the number of then-existing Tracts that are subject to the Declaration, and that any amendment to the Declaration must be consented to by Declarant until such time as Declarant no longer owns any portion of the Property.

WHEREAS, the Declarant is the Owner of one hundred percent (100%) of the number of now-existing Tracts that are subject to the Declaration.

WHEREAS, the Declarant wishes to make certain amendments to the Declaration.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

Submitted electronically by "Bradshaw Robinson Slawter & Rainer LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Chatham County Register of Deeds.

Article VIII of the Declaration is hereby amended by deleting the text of said Article in its entirety and substituting the following text in its stead:

**ARTICLE VIII - BUILDING SETBACKS, PRIVACY BUFFERS AND STREAM BUFFERS**

No building shall be located on any Tract so as to be nearer to any boundary line of the Tract than the setback lines shown on the Plat. In the event a Tract Owner owns and builds a dwelling on two or more adjacent Tracts, the multiple Tracts shall be considered as one Tract for the purposes of setback requirements, and setback lines shown on the Plat along the boundary or boundaries between the multiple Tracts shall be disregarded. So as to enhance visual privacy, setback areas shall be kept wooded; provided, however, that this requirement that setback areas shall be kept wooded shall not prohibit the removal of trees or other vegetation reasonably necessary for the installation, use, maintenance, repair, replacement and proper functioning of: (1) septic areas shown on the Plat or otherwise approved in writing by the Declarant; or (2) driveways for pedestrian and vehicular access to Tracts in locations approved in writing by the Declarant. A two-hundred-foot stream conservation buffer in which only dead or dying trees can be cut shall be observed on both sides of the stream forming the property lines for Tract 4 and Tract 5, Tract 2 and Tract 5 and Tract 2 and Tract 6.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first above written.

*[Signature on following page.]*

FALLOW WYNNS + LLC,  
a North Carolina limited liability company

By: Clyde A. Keisler, Jr.  
Clyde A. Keisler, Jr., Manager

Chatham County, State of North Carolina

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: Clyde A. Keisler, Jr., Manager

Date: June 12, 2023

Denise M. Hart  
Signature of Notary Public

Denise M. Hart  
Printed Name of Notary Public

(Seal)

My commission expires: 11/10/2024

