



Instrument #: 2025017044
Recorded: 09/10/2025 11:06:09 AM
Fee Amt: \$26.00 Page 1 of 3

Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK **4302** PG **2958 - 2960 (3)**

COVER SHEET

Amendment to Declaration Of Covenants, Conditions And Restrictions For Ducks Landing Property Owners Association

MATTHEW S. WILLIS
REGISTER OF DEEDS

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DUCKS LANDING PROPERTY OWNERS ASSOCIATION

This Amendment to the Declaration of Covenants, Conditions, and Restrictions for Ducks Landing (the "Declaration") is made this 4th day of Sept., 2025, by the Ducks Landing Property Owners Association, Inc., a North Carolina nonprofit corporation (the "Association").

RECITALS

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Ducks Landing was recorded in the Harnett County Registry; and

WHEREAS, Article 3, Section 6 of the Declaration currently requires a minimum heated living space of 1600 square feet for single-story residences; and

WHEREAS, the Association desires to amend the Declaration to update the minimum heated square footage requirements for residential construction.

NOW, THEREFORE, the Declaration is hereby amended as follows:

Article 3, Section 6 - Minimum Heated Living Space Amended to read in its entirety as follows:

"Section 6. Minimum Heated Living Space. No single-story residence shall be constructed on any Lot which shall have heated-area living space constituting ground coverage on one or more levels of less than 1500 square feet; and no multi-story residence shall be constructed on any Lot which shall have a heated living space of less than 1500 square feet, of which a minimum of 600 square feet shall be on the ground floor, or shall constitute ground coverage of one or more levels. Heated-area living space shall mean the ordinary living space in a house which is designed and constructed so as to be capable of being heated for regular living use in cold weather. In the computation of heated area living space, furnace room areas, garages, and open porches shall not be counted."

Effective Date:

This Amendment shall become effective upon recording in the Harnett County Registry.

IN WITNESS WHEREOF, the Ducks Landing Property Owners Association, Inc., by and through its duly authorized officer, has executed this Amendment on the date first above written.

DUCKS LANDING PROPERTY OWNERS ASSOCIATION, INC.

By: Travis A Greene

Name: [Signature]

Title: President

[SEAL]

**STATE OF NORTH CAROLINA
COUNTY OF HARNETT**

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Travis A Greene, personally appeared before me this day and acknowledged that they are the President of Ducks Landing Property Owners Association, Inc., and that they executed the foregoing Amendment on behalf of the Association.

Witness my hand and seal, this the 4 day of September, 2025.

Notary Public

My Commission Expires: 05-01-2027

[Signature]
Melissa G Wahl

