

NORTH CAROLINA

JOHNSTON COUNTY

SUPPLEMENTARY DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS

LASSITER RIDGE, PHASE FOUR, PLAT BOOK 105, PAGES 90-96 and PLAT BOOK 102,
PAGE 165, JOHNSTON REGISTRY.

THIS SUPPLEMENTARY DECLARATION, made this 19th day of June, 2026, by DARRYL
EVANS DEVELOPMENT, LLC, a North Carolina limited liability company (hereinafter
referred to in the neuter singular as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in Elevation Township,
Johnston County, North Carolina, which is more particularly described as being Lassiter Ridge
Subdivision, Phase 4, and consisting of Lots 36 through 53 and 56 through 77, recorded in Plat
Book 105, Pages 90-96, and Lot 42 being re-recorded on plat map recorded in Plat Book 102,
Page 165, Johnston County Registry, reference to which is hereby made; and

WHEREAS, Declarant will convey said real property subject to the covenants, conditions,
restrictions, reservations and charges as set forth in that certain Declaration of Covenants,
Conditions and Restrictions recorded in Deed Book 6455, Page 579, Johnston County Registry
and which shall run with the lots and be binding on all parties having any right, title or interest
therein and their heirs, successors and assigns, and which shall inure to the benefit of each owner
thereof; and

WHEREAS, Declarant does hereby amend Article V, Section 1 (c) as it applies to this Phase
Four of Lassiter Ridge Subdivision only, as follows:

Submitted electronically by "Jack E. McLamb, III, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Johnston County Register of Deeds.

“To limit impervious materials, including, but not limited to, garages, approved buildings, and paved or concrete driveways, walkways, and patios, placed on Lots to a maximum area of **6,000** square feet per Lot, except as otherwise may be approved by the Governmental Entities.” and

WHEREAS, Declarant does hereby amend the last sentence of Article VIII, Section 1 as it applies to this Phase Four of Lassiter Ridge Subdivision only, as follows:

“No structures shall be erected or allowed to remain on any Lot except one detached single-family dwelling not to exceed two and one-half (2 1/2) stories in height, exclusive of basement, and a private (enclosed) garage capable of containing not less than two (2) nor more than **four (4)** mid-sized cars and (with the approval of the Architectural Review Board) any such accessory buildings as may be approved in writing by the Declarant or the Architectural Review Board, as the case may be.”

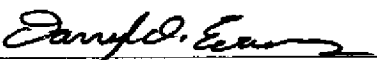
WHEREAS, Declarant desires to insure the most appropriate development and improvement of each lot, to protect the lot owners against such improper use as would depreciate the value of the property to each, to preserve insofar as practicable the natural beauty of each lot to guard against the erection thereon of poorly designed or proportioned structures and structures built of substandard or unsuitable materials, to secure and maintain proper setbacks with adequate free space between structures, and in general to provide for a high quality of improvements; and,

NOW, THEREFORE, Declarant hereby declares that all of the real property as described hereinabove shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 6455, Page 579, Johnston County Registry and as amended herein.

IN WITNESS WHEREOF, Declarant has hereunto set their hands and seals, the day and year first above-written.

This the 19th day of June, 2026.

DARRYL EVANS DEVELOPMENT, LLC
a North Carolina Limited Liability Company

By: 
Darryl D. Evans, Member

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

I, the undersigned notary public, in and for the County and State aforesaid, do hereby certify that **Darryl D. Evans** personally appeared before me, and acknowledged that he is a member of **Darryl Evans Development, LLC**, and that by authority duly given and as an act of the corporation the foregoing instrument was signed in its name by its duly authorized member. Witness my hand and notarial stamp or seal on this the 19th day of June, 2026.

Will C. Etheridge

NOTARY PUBLIC

My commission expires: 8/23/2027

