

North Carolina  
Johnston County

SUPPLEMENTARY DECLARATION AND AMENDMENT  
OF RESTRICTIVE COVENANTS  
FOR  
POLENTA FIELDS SUBDIVISION  
PHASE II-A, PHASE II-B and PHASE II-C  
  
STEEP HILL FARMS, INC., DEVELOPER

PLAT BOOK 90 PAGES 289-290, PLAT BOOK 91, PAGES 285-286 AND  
PLAT BOOK 91, PAGES 387-388,  
Johnston County Registry

THIS SUPPLEMENATARY DECLARATION OF RESTRICTIVE COVENANTS FOR POLENTA FIELDS SUBDIVISION, PHASES IIB AND IIC, is made this the \_\_\_ day of November, 2020 by **Steep Hill Farms, Inc.**, hereinafter referred to as the "DECLARANT" and **GRAY WOLF HOMES, LLC**, as the owner of certain lots in Polenta Fields Subdivision, as described herein. This Supplementary Declaration is executed and filed for the purpose of applying, subjecting, and supplementing the existing provisions contained in those original "Restrictive Covenants for Polenta Fields Subdivision Phase II" as recorded in Deed Book 5555, page 614, Johnston County Registry. The property to which this supplementary declaration and amendment applies and shall be subjected is all of that property as shown on that Plat entitled "Polenta Fields Subdivision, Phases IIA, IIB, and IIC, and being Lots 37 through 49, and including the off-site septic lots and common area as shown on the plats maps referenced herein, said plats being recorded in Plat Book 90, page 289, Plat Book 91, pages285-286, and Plat Book 91, Pages 387-388, Johnston County Registry.

**WITNESSETH:**

The following amendment and supplementary declaration shall apply to the above referenced property and shall amend the terms of the original Restrictive Covenants referenced hereinabove:

1. Amendment of Article II, Section 3: Article II Section 3 shall be amended by changing the Maximum Annual Assessment for the calendar year following commencement of Annual Assessments from \$150.00 per year to \$165.00 per year.
2. The Amendment of Article VIII, Section 11 "Swimming Pool" by adding the following sentence to the existing Section 11: "No above-ground swimming pools shall be allowed."

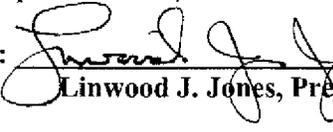
NOW THEREFORE, the DECLARANT and OWNERS declare that all of the lots and parcels in the Subdivision are held and shall be held, conveyed, encumbered, used, occupied, and improved subject to the provisions of this Declaration, all of which are declared by the DECLARANT and OWNERS, and agreed

upon by the DECLARANT'S successors in title, to be in furtherance of a plan of development established for the purpose of enhancing and protecting the value, desirability, and attractiveness thereof.

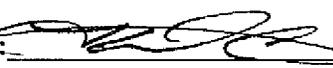
The provisions of this Declaration are intended to create mutual and equitable servitudes upon each of said lots and parcels in favor of each and all other lots and parcels; to create reciprocal rights between their respective Owners of all such lots and parcels; to create privity of contract and estate between the Grantors of such lots, their heirs, successors and assigns; and to operate as covenants running with the land for the benefit of each and all other such lots and parcels in the Development and their respective Owners, present and future.

IN WITNESS WHEREOF, the DECLARANT and OWNERS have executed this Supplementary Declaration on the day and year first written above.

**DECLARANT**  
**Steep Hill Farms, Inc.**

By:   
Linwood J. Jones, President

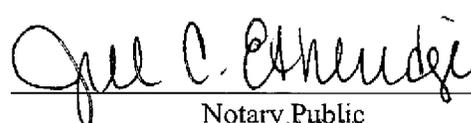
**OWNER**  
**GRAY WOLF HOMES, LLC**

By:   
Wade Corbett, Member/Manager

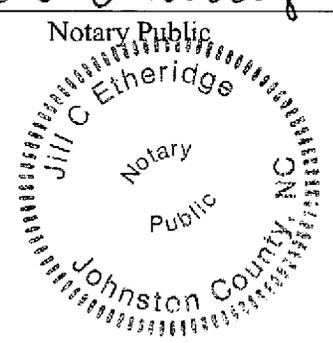
**NORTH CAROLINA**  
**COUNTY OF JOHNSTON**

I, Jill C. Etheridge, a Notary Public for the County and State aforesaid, do hereby certify that Linwood J. Jones, President of Steep Hill Farms, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument as the duly authorized act of said corporation on its behalf and as its act and deed.

Witness my hand and official seal or stamp the 13<sup>th</sup> day of November, 2020.



My commission expires: 8/23/2022



**NORTH CAROLINA  
COUNTY OF JOHNSTON**

I, Jill C. Etheridge, a Notary Public for the County and State aforesaid, do hereby certify that Wade Corbett, Manager of Gray Wolf Homes, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal or stamp the 13<sup>th</sup> day of November, 2020.

Jill C. Etheridge  
Notary Public

My commission expires: 8/23/2022

