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FORSYTH CO, NC FEE \$26.00
PRESENTED & RECORDED:

03-13-2023 03:24:50 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3744

PG: 931-932

Prepared by: Bruce R. Hubbard (Box 126)

NORTH CAROLINA

FORSYTH COUNTY

RESTRICTIVE COVENANTS FOR
SHERWOOD FOREST, SECTION 19, Phase 1

KNOW ALL MEN BY THESE PRESENTS, that THE SHERWOOD COMPANY, a North Carolina general partnership with its principal office in Winston-Salem, Forsyth County, North Carolina hereinafter referred to as "DEVELOPER", does hereby covenant and agree to and with all persons, firms, and corporations hereinafter acquiring any of the numbered lots shown on the plat of Sherwood Forest, Section 19, Phase 1, as recorded in Plat Book 77, Page 79, in the Office of The Register of Deeds of Forsyth County, North Carolina, that said property is hereby subjected to the same restrictions which have heretofore been recorded in Deed Book 1862, Page 4206, and Book 3532, Page 2387 in the Office of the Register of Deeds of Forsyth County, North Carolina, with the following two modifications of restriction, which shall appertain to lots in Sherwood Forest, Section 19, Phase 1:

SECTION 1 shall be modified as follows: the second sentence shall conclude with "nothing herein shall prevent a Lot Owner from constructing an accessory dwelling unit which complies with the Unified Development Ordinance of the City of Winston-Salem."

SECTION 2 shall be modified by adding a second sentence: "Lot 66A may be subdivided once by its Owner so long as all requirements of the Unified Development Ordinance of the City of Winston-Salem are met and access is from an adjoining property outside the boundaries of Sherwood Forest, Section 19, Phase 1."

Original to: Brand Godfrey

IN TESTIMONY WHEREOF, THE SHERWOOD COMPANY, has caused this document to be executed and signed in its partnership name by its duly authorized general partner on behalf of the Developer, this the 10th day of MARCH, 2023.

THE SHERWOOD COMPANY
BY: BRH, INC., General Partner

BY: *Bruce R. Hubbard*
Bruce R. Hubbard, President

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I, Janice K.L. Irwin, a Notary Public of Forsyth County, NC, do hereby certify that Bruce R. Hubbard personally came before me this day and acknowledged that he is President of BRH, INC., a North Carolina corporation which is a General Partner of The Sherwood Company, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness by hand and notarial seal or stamp this the 10th day of March, 2023.

Janice K.L. Irwin
Notary Public

My Commission Expires: 8/7/2027

