

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/27/2020 11:14:11 AM
Fee Amt: \$26.00 Page 1 of 14
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1761 PG 175 - 188

**STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE**

Mail after recording to:
Hannah Kittinger
568 Timberknoll Lane
Wake Forest, NC 27587

Recording Time, Book, Page

Prepared by: Whitney L. Hosey, P.O. Box 1567, Smithfield, NC 27577

**DECLARATION OF AMENDED AND RESTATED PROTECTIVE
COVENANTS OF SLEEPY HOLLOW SUBDIVISION
PHASE II**

PLAT BOOK 22, PAGE 180

This **AMENDED AND RESTATED DECLARATION**, made and entered into this the 27th day of January, 2020, by the undersigned lot owners of Sleepy Hollow Subdivision, Phase II (hereinafter referred to as "Declarant") being at least sixty-seven percent of the owners of certain real property located in Wake Forest, Granville County, North Carolina, as described in that certain plat titled "Sleepy Hollow Subdivision Phase II" and recorded in Book 22, page 180, Granville County Registry.

This Amended and Restated Declaration is executed and filed for the purpose of amending and restating the existing provisions contained in those original "Protective Covenants of Sleepy Hollow Subdivision, Phase II" as recorded in Book 764, page 574, Granville County Registry and Amended in Book 785, page 22 (referred to herein as the "Declaration").

The property to which this Amended and Restated Declaration applies shall be:

{N0179054.DOC; 2} 1
Submitted electronically by "Narron Wenzel, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

the property described on the plat entitled “Sleepy Hollow Subdivision Phase II” and recorded in Book 22, page 180, Granville County Registry and being all of lots #29 through #44 (collectively referred to herein as the “Subdivision”).

Declarant is vested with authority to amend the Declaration pursuant to N.C.G.S. § 47F-2-117(a). Declarant affirms that sixty-seven (67%) percent of the lot owners have affirmatively approved, by written agreement, the Amendment and Restatement herein by signed votes which are attached hereto and incorporated herein. It is resolved that such Amendment and Restatement of the Declaration is to be recorded as follows:

WITNESSETH:

The following Amended and Restated Declaration shall apply to the above-referenced property and shall amend the terms of the Restrictive Covenants referenced hereinabove:

PARAGRAPH 7:

No shelter of a temporary or permanent character including, but not limited to, travel trailers, basements, tents, shacks, garages, or barns shall be used on any building site any time as a residence, either temporarily or permanently. There shall be excepted from this provision hen enclosures which shall only be permitted to house approved poultry pursuant to Paragraph 10 herein.

PARAGRAPH 10

No livestock of any kind shall be raised, bred or kept on building site, except that dogs, cats, and other household pets may be kept, provided that they are not bred or maintained for any commercial purposes. Owners with dogs, cats, or other household pets will be responsible for their animals and will insure that they are not a nuisance to other lot owners.

Owners may keep up to five (5) hens provided that they are not bred or maintained for any commercial purposes. Roosters shall not be permitted. Any lot owner desiring to keep hens must keep such poultry behind the building located on the lot in an enclosure approved pursuant to Paragraph 15 of the Declaration. At no time shall any hens be allowed to roam. Owners shall be responsible for their poultry and will ensure that they are not a nuisance to other lot owners.

Except as amended hereinabove, the remaining portions of the Declaration shall remain unchanged and in full effect.

NOW, THEREFORE, in accordance with the above preamble, recitals, and provisions which by this reference are made a substantive part hereof, Declarant Owners declare that all 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 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, past and future.

The Declarant further declares that all of the property described herein on above said recorded plats (and all future plats(s) that may be made a part hereof in the manner set forth below) is made subject to these Restrictive Covenants and shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of Sleepy Hollow Phase II Subdivision as it now exists and may hereafter be expanded, and that such easements, restrictions, covenants and conditions shall burden and be appurtenant to and run with said property and be binding on all parties now or hereafter owning said real property and their respective heirs, successors and assigns, having any right, title or interest in the properties now or hereafter subjected to these Restrictive Covenants and shall inure to the benefit of each owner thereof and their respective heirs, successors and assigns.

REMAINDER OF PAGE LEFT BLANK;
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Owners have caused this instrument to be signed in their names on the day and year written herein below.

By: 
Printed Name: Hannah Kittinger
Address in Subdivision: 568 Timberknoll Lane
Lot Number: 30

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

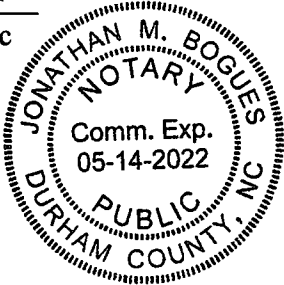
I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that Hannah Kittinger, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January 2020.


Notary Public

My commission expires: 05/14/2022

Signature Page to Amended and Restated Restrictive Covenants



By: Todd Malhotra
Printed Name: TODD MALHOTRA
Address in Subdivision: 566 Timberknoll Lane
Lot Number: 31

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

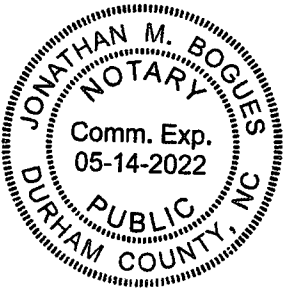
I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that Todd Malhotra, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January, 2020.

[Signature]
Notary Public

My commission expires: 05-14-2022

Signature Page to Amended and Restated Restrictive Covenants



By: Christopher Kent Brown
Printed Name: Christopher Kent Brown
Address in Subdivision: 564 Timberknoll Lane
Lot Number: 32

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that Christopher Kent Brown, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 20th day of January 2020.

[Signature]
Notary Public

My commission expires: 05-14-2022

Signature Page to Amended and Restated Restrictive Covenants



By: John Kevin Moore
Printed Name:
Address in Subdivision: 565 Timberknoll Lane
Lot Number: 33

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

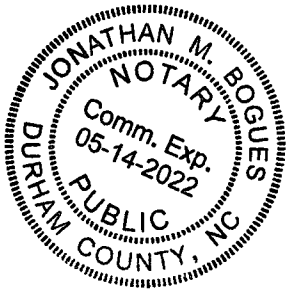
I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that John Kevin Moore, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January 2020.

[Signature]
Notary Public

My commission expires: 05-14-2022

Signature Page to Amended and Restated Restrictive Covenants



By: Gail Sowers
Printed Name: Gail Sowers
Address in Subdivision: 567 Timberknoll Lane
Lot Number: 34

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that Gail Sowers, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January 2020.

[Signature]
Notary Public

My commission expires: 05-14-2022

Signature Page to Amended and Restated Restrictive Covenants



By: James C. Schmitz
Printed Name: James C. Schmitz
Address in Subdivision: 571 Timberknoll Lane
Lot Number: 36

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

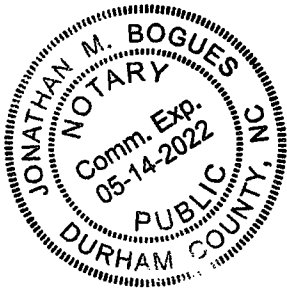
I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that James C. Schmitz, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January 2020.

Jonathan M. Bogues
Notary Public

My commission expires: 05-14-2022

Signature Page to Amended and Restated Restrictive Covenants



By: B. Beall
Printed Name: Brandon Eric Holliday
Address in Subdivision: 573 Timberknoll Lane
Lot Number: 37

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

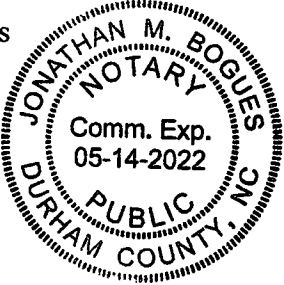
I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that Brandon Eric Holliday, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January 2020.

[Signature]
Notary Public

My commission expires: 05-14-2022

Signature Page to Amended and Restated Restrictive Covenants



By: Michelle Sauters
Printed Name: Michelle Sauters
Address in Subdivision: 568 Woodbridge Court
Lot Number: 38

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

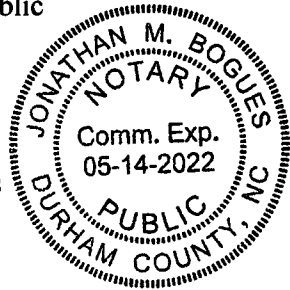
I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that Michelle Sauters, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January 2020.

Jonathan M. Bogues
Notary Public

My commission expires: 05-14-2022

Signature Page to Amended and Restated Restrictive Covenants



By: Katie A Braswell
Printed Name: Katie A Braswell
Address in Subdivision: 566 Woodbridge Court
Lot Number: 39

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

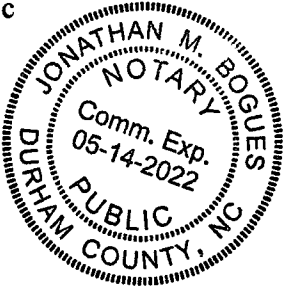
I, Jonathan M. Bogues, a Notary Public of the County and State aforesaid, certify that Katie A. Braswell, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January 2020.

[Signature]
Notary Public

My commission expires: 05/14/2022

Signature Page to Amended and Restated Restrictive Covenants



By: Robert E. Monroe
Printed Name: Robert E. Monroe
Address in Subdivision: 562 Woodbridge Court
Lot Number: 41

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, Jonathan M. Bogue, a Notary Public of the County and State aforesaid, certify that Robert E. Monroe, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 18th day of January 2020.

[Signature]
Notary Public

My commission expires: 05/14/2022

Signature Page to Amended and Restated Restrictive Covenants



By: William D Dean
Printed Name: William D Dean
Address in Subdivision: 563 Woodbridge Court
Lot Number: 42

STATE OF NORTH CAROLINA

COUNTY OF Franklin

I, Daniella Jenkins, a Notary Public of the County and State aforesaid, certify that William D. Dean, personally came before me this day and acknowledged that he/she is an owner of the aforementioned property in Sleepy Hollow Subdivision, Phase II and that he/she executed the foregoing.

Witness my hand and official stamp or seal, this 27 day of January 2020.

[Signature]
Notary Public

My commission expires: Nov 3, 2023

Signature Page to Amended and Restated Restrictive Covenants

