

Type: CONSOLIDATED REAL PROPERTY
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Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1906 PG 679 - 681

Prepared by and Return To:

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Wake Forest, NC 27588

NORTH CAROLINA

**AMENDMENT TO COVENANTS FOR
IRONWOOD SUBDIVISION PHASE III**

GRANVILLE COUNTY

THIS AMENDMENT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR IRONWOOD SUBDIVISION PHASE III made on this 1 day of June, 2022 by
ALSACE, LLC, a North Carolina corporation, hereinafter called "Declarant";

WITNESSETH

THAT WHEREAS, Declarant is the owner of certain property identified on that plat recorded in
Plat Book 51, Pages 64 Granville County Registry known as "Ironwood Subdivision Phase III"; and

WHEREAS, Declarant has previously recorded covenants, conditions and restrictions for Ironwood Subdivision Phase III in Book 1900 Page 159, Granville County Registry; and

WHEREAS, the aforesaid covenants allow for amendment by Declarant pursuant to Article X and Article VII Section 4 of those previously recorded covenants; and

WHEREAS, Declarant now desires to amend said covenants;

NOW THEREFORE, the Declarant hereby amends the following:

1. Article VIII, Section 2 is hereby amended to add the following additional language: "No property shall be used as any type of rental unit, including Airbnb situations. Declarant's intent is that each home in this subdivision is owner-occupied and not used as any transient home, short-term rental or long-term rental. Any such prohibited use shall be a violation of these Covenants subject to fines and penalties assessed by the Association against the Owner and shall be considered a lien against the property".

Except as set forth herein, the remainder of the Declaration of Covenants, Conditions and Restrictions for Ironwood Subdivision Phase III recorded in Book 1900, Pages 159, Granville County Registry shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned owners have hereunto set their hands and seals to these covenants the date and year first above written.

ALSACE, LLC,
A North Carolina Limited Liability Company

By: 

Bruce W. Gulley, Manager

By: Juliana O. Wright, Manager
 Juliana O. Wright, Manager

NORTH CAROLINA

Wake COUNTY

I, Brenda L. Hickey a Notary Public of Wake County and State aforesaid, certify that BRUCE W. GULLEY, personally came before me this day and acknowledged that he is Manager of ALSACE, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its Manager.

Witness my hand and official stamp or seal, this 1st day of June, 2022.

My Commission Expires: May 1, 2024

Brenda L. Hickey
 Notary Public

My commission expires:
 North Carolina
 Wake County,
 NOTARY PUBLIC
 Brenda L. Hickey
 May 1, 2024

NORTH CAROLINA

Granville COUNTY

I, Tiffany C. Abbott a Notary Public of Granville County and State aforesaid, certify that JULIANNA O. WRIGHT, personally came before me this day and acknowledged that she is Manager of ALSACE, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its Manager.

Witness my hand and official stamp or seal, this 31st day of May, 2022.

My Commission Expires: 7.29.22

Tiffany C. Abbott
 Notary Public



