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Prepared by and return to: N. Kyle Hicks, P.O. Box 247, Oxford, NC 27565

STATE OF NORTH CAROLINA

COUNTY OF GRANVILLE

AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTONS FOR WOODLEAF TOWNHOMES I

THIS AMENDMENT OF RESTRICTIVE COVENANTS, made this the 15 day of November, 2020, by Lucy O. Mantas, unmarried, David Ford, unmarried, John McBride and wife, Doris McBride, and the Woodleaf Townhomes' Association, Inc.:

WITNESSETH:

WHEREAS, Woodleaf Townhomes is subject to those certain Restrictive Covenants of record in Book 579, Page 202, Vance County Registry; and

THAT WHEREAS, the individual parties named herein are owners of 75% of the Lots of Woodleaf Townhomes, and Woodleaf Homeowner's Association, Inc. owns all of the common area of Woodleaf Townhomes, as the same are described in Book 579, page 222 and Plat Book U, Page 279, Vance County Registry; and

WHEREAS, the parties have agreed to amend the restrictive covenants as set out herein and are doing so pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions of record in Book 579, page 202, Vance County Registry;

NOW THEREFORE, for and in consideration of one dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties amend the said Declaration by adding the following Article VII:

ARTICLE VII USE RESTRICTIONS

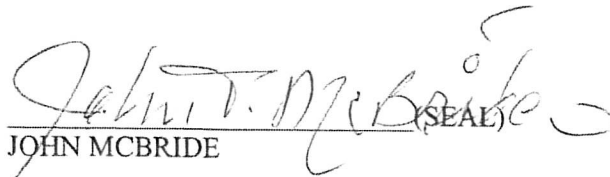
- (a) Use of Sound Amplifiers or Musical Instruments: Lot Owners shall not use sound amplifiers or any musical instruments in such a manner that will disturb the peace and quiet of the neighboring Lot Owners.
- (b) Noxious or Offensive activities: No noxious or offensive activity shall be carried on upon any Lot or in any dwelling, nor shall anything be done therein which may be or become an annoyance or nuisance to the other Lot Owners, all applicable zoning laws shall be strictly

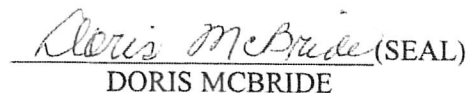
complied with.

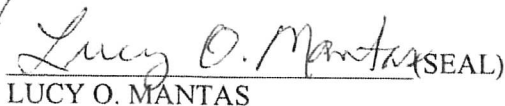
- (c) Use: All Lots shall be used for residential purposes only, and no business activity shall be conducted on any Lot.
- (d) Trash Removal: Each Lot Owner shall be responsible for the removal of all trash from their Lot on a routine basis.
- (e) Lease: For the purpose of maintaining the residential character of Woodleaf Townhouses and for the protection of the Owners with regards to financially responsible residents, the lease of a Lot by an Owner shall require the prior written consent of the Board of Directors of the Association. Such consent shall not be unreasonably withheld. No lease for a term longer than one (1) year shall be permitted without approval of the Board of Directors. To this end, any Owner desiring to enter into a lease for his Lot shall make written application to Board of Directors, which application shall state the reasons why the applicant wishes to lease the Lot and the name of the proposed tenant. Within ten (10) days following the receipt of the application, the Board of Directors shall issue its written approval or disapproval to the Owner. In the event the Board fails to issue written approval or disapproval within such period, the application shall for all purposes be deemed approved.
- (f) Zoning: All applicable zoning laws shall be strictly complied with.
- (g) Application: Restrictions for Lot Owners shall apply to their guests, invitees, and other occupants of the lots as well.

Except as specifically amended herein, the Declaration of Covenants, Conditions and Restrictions contained in Book 579, Page 202, Vance County Registry, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have hereunto caused this instrument to be signed by themselves on the date first above written.

 (SEAL)
JOHN MCBRIDE

 (SEAL)
DORIS MCBRIDE

 (SEAL)
LUCY O. MANTAS

 (SEAL)
DAVID FORD

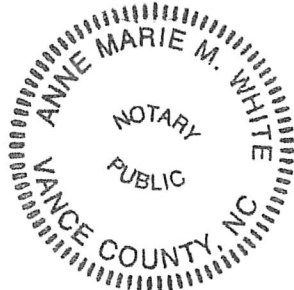
Woodleaf Townhomes Homeowners Association

By 
LUCY O. MANTAS, President

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **JOHN MCBRIDE**, either (☒) personally known to me or (☐) proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this _____ day of November, 2020.

(OFFICIAL SEAL)



Anne Marie M. White
Notary Public

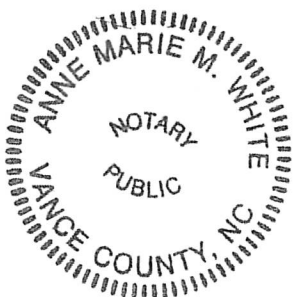
Anne Marie M. White
Printed or Typed Name

My commission expires: 2/15/2021

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **DORIS MCBRIDE**, either (☒) personally known to me or (☐) proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this _____ day of November, 2020.

(OFFICIAL SEAL)



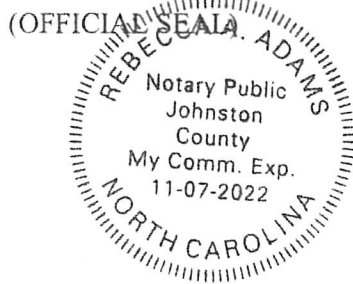
Anne Marie M. White
Notary Public

Anne Marie M. White
Printed or Typed Name

My commission expires: 2/15/2021

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **DAVID FORD**, either () personally known to me or (X) proven by satisfactory evidence (said evidence being NC DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this 13 day of November, 2020.



Rebecca A Adams
Notary Public

Rebecca A Adams
Printed or Typed Name

My commission expires: 11/07/2022

STATE OF NORTH CAROLINA; COUNTY OF GRANVILLE

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **LUCY O. MANTAS, President** ^{Woodleaf Townhomes Homeowners Association}, either (X) personally known to me or () proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this _____ day of November, 2020.

(OFFICIAL SEAL)



Anne Marie M. White
Notary Public

Anne Marie M. White
Printed or Typed Name

My commission expires: 2/15/2021