

Drawn by and mail after recording to:
Alexander Ricks PLLC (MJH)
1420 E. 7th Street, Suite 100
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STATE OF NORTH CAROLINA

COUNTY OF FRANKLIN

**FIRST AMENDMENT TO
MASTER DECLARATION OF COVENANTS, RESTRICTIONS, AND
EASEMENTS FOR MAPLE RIDGE**

THIS FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR MAPLE RIDGE (this "Amendment") is made as of the 23rd day of May, 2023 (the "Effective Date"), by **AF – FOREST CITY, LLC**, a North Carolina limited liability company (referred to as "Declarant") (index as "Grantor" and "Grantee").

RECITALS:

WHEREAS, Declarant made and entered into that certain Master Declaration of Covenants, Restrictions, and Easements for Maple Ridge dated as of March 1, 2023 and recorded on March 2, 2023 in Book 2327 at Page 617 of the Franklin County Public Registry (as amended, the "Declaration"); and

WHEREAS, pursuant to Section 17.1 of the Declaration, the Declaration may be unilaterally amended, changed or added to at any time and from time-to-time by an instrument executed by Declarant and recorded in the Franklin County Public Registry without the requirement of the consent of the Association or any of the Owners or their mortgagees; and

WHEREAS, the Declarant desires to amend the Declaration as set forth herein.

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. The Recitals above are hereby incorporated into this Amendment. Capitalized terms used but not defined herein shall have the meanings given them in the Declaration.

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submitted electronically by "Alexander Ricks PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

2. Association. Notwithstanding anything in the Declaration to the contrary, the term "Association" as used in the Declaration shall mean the Maple Ridge Community Association, Inc., a North Carolina nonprofit corporation.

3. The terms and conditions of this Amendment shall be governed by and construed in accordance with the laws of the State of North Carolina. This Amendment shall bind and run with the Property.

4. Except as modified by this Amendment, all of the terms and conditions of the Declaration shall remain in full force and effect. If there is any conflict between this Amendment and the Declaration, this Amendment shall control. Except where the context otherwise requires, all references in this Amendment to the Declaration shall be deemed to include the provisions of this Amendment. The terms and provisions of this Amendment shall be binding upon and shall inure to the benefit of the Owner(s) of the Property, their respective successors, heirs and assigns, if any.

[SIGNATURES APPEAR ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed and delivered as of the day and year first above written.

AF – FOREST CITY, LLC,
a North Carolina limited liability company

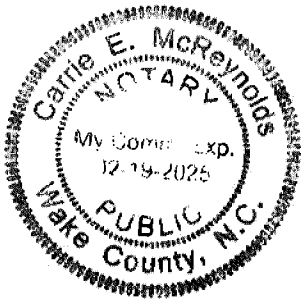
By: *[Signature]*
Name: Jeremy D. Medlin
Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public of the County and the State aforesaid, certify that Jeremy D. Medlin personally appeared before me this day and acknowledged that he is the Vice President of AF – Forest City, LLC, a North Carolina limited liability, and that by authority duly given and as the act of the limited liability company, he executed the foregoing instrument.

Witness my hand and official seal, this the 26 day of May, 2023.



Carrie E. McReynolds
Notary Public

Carrie E. McReynolds
Print Name

My commission expires: 2/19/2025