

Prepared by and return to: Brian S. Edlin, Jordan Price Wall Gray Jones & Carlton, PLLC, P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA

COUNTY OF FRANKLIN

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CEDAR RIDGE
SUBDIVISION**

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Cedar Ridge Subdivision ("Amendment") made this 6th day of May, 2020 by CRNC Development, LLC, a North Carolina limited liability company (hereinafter referred to as "Declarant").

W I T N E S S E T H:

THAT WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Cedar Ridge Subdivision is recorded in Book 2137, Page 939 of the Franklin County Registry ("Declaration"); and

WHEREAS, the Association of Homeowners at Cedar Ridge, Inc. ("Association") was incorporated on 19 April 2017 with the North Carolina Secretary of State;

WHEREAS, the Declarant maintains the right to unilaterally make amendments to the Declaration as necessary, and pursuant to Article Eleven, Section 11.2 of the Declaration, if deemed to be in the best interest of the Property and the Owners therein;

WHEREAS, the Declarant further desires to amend the Declaration in the ways set forth below and deems the amendments to be in the best interest of the Property and the Owners therein;

WHEREAS, the Declarant desires to amend Article Eight, Section 8.16 of the Declaration by this Amendment to, among other things, clarify the location(s) within Cedar Ridge Subdivision where vehicles, automobiles and other modes of transportation may be parked, and to also restrict the parking of inoperable and or dismantled vehicles outside of garages;

NOW, THEREFORE, the undersigned does hereby declare that the Declaration of Covenants,

Conditions and Restrictions for Cedar Ridge Subdivision shall be amended as follows:

1. To amend Article Eight, Section 8.15 of the Declaration by deleting that section in its entirety and inserting in lieu thereof the following:

“Section 8.15 Motorized Vehicles and Automobiles. All motorized vehicles and automobiles operating within the Property must be properly muffled so as to eliminate noise which might be offensive to others. All motorized vehicles and automobiles as well as motorized bicycles are prohibited from being used or operated anywhere other than on the streets, roads, parking lots and driveways within the Property.”

2. To amend Article Eight, Section 8.16 of the Declaration by deleting that section in its entirety and inserting in lieu thereof the following:

“Section 8.16 Prohibited Parking. No personal passenger cars, pick-up trucks, sport utilities, or minivans, which are primarily used for personal, household, or family use by the Owner and/or occupant of a Lot for transportation on a regular basis, shall at any time be parked off surfaces of any Lot intended and designed for parking and shall only be parked in the driveway of a Lot, or other surfaces on a Lot specifically designed for the purposes of parking, or enclosed within a garage that has been constructed in accordance with the provisions of this Declaration.

In addition to the foregoing, no motor homes, boats, boat trailer, other trailers, motorcycles, minibikes, scooters, go-carts, trucks (to the extent that a truck is rated as a one ton truck or larger), campers or recreational vehicle be allowed to remain on any Lot or any portion of the Common Areas overnight unless the same is enclosed within a garage that has been constructed in accordance with the provisions of this Declaration or otherwise screened from view in a manner consistent with any rule or regulation adopted by the Board for such purpose.

Inoperative, dismantled, unlicensed, or abandoned modes of transportation shall not be stored or parked on Common Areas or any Lot except for being enclosed within a garage that has been constructed in accordance with the provisions of this Declaration. Any such inoperative, dismantled, unlicensed, or abandoned mode of transportation that is stored or parked on any Common Areas or other portion of a Lot in violation of this Section may be removed from the Community, or subject to injunctive relief by the Association and/or fines pursuant to N.C.G.S. §47F-3-107.1. The Association shall also have the right to tow any mode of transportation from the Lot or Common Areas which are stored in violation of this Section 8.16 of the Declaration.”

3. This amendment shall be effective upon recordation in the Office of the Franklin County Registry.

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

IN WITNESS WHEREOF, the undersigned, Declarant herein, hereby executes this