

KELLER POND HOMEOWNERS ASSOCIATION, INC.

October 15, 2012

This addendum made by officers and owner/members of **KELLER POND HOMEOWNERS ASSOCIATION, INC.** and attached to Protective Covenants for Keller Pond Subdivision, Book 1068, Page 0015, North Carolina, Granville County.

Changes:

Page 1 – Third “WHEREAS” change “Keller Pond Property Owners Association” to “Keller Pond Homeowners Association, Inc.”.

Page 4 – ARTICLE XI - **APPERANCE** -

2nd paragraph (Location of satellite television receivers _____) shall be replaced with “No clothes line shall be permitted if visible from the front street of any residence within the subdivision. Trash cans must be located as to not be visible from any road within the subdivision. Screening for clothes lines and trash cans are subject to approval by the Architectural Review Committee. Communication towers are expressly prohibited. All primary fuel storage tanks must be placed underground. The type and style of mailboxes shall be designated and approved by the Declarant and/or Architectural Review Committee.”

Page 5 – ARTICLE XIII – **PARKING**

1st paragraph (Adequate off-street parking _____) shall be replaced with “Adequate off-street parking shall be provided by the owner of each lot for the parking of automobiles owned by such owner, and owners of lots shall not be permitted to park their automobiles on the streets in the subdivision. Owners of lots shall not be permitted to park boats, trailers, campers, commercial vehicles and all other similar personal property on the streets of the development.”

Page 5 – ARTICLE XVI – **MEMBERSHIP AND VOTING RIGHTS**

Remove CLASS “B” membership paragraph & all reference to same, as there is no longer a Class B member.

Page 6 and 7 – ARTICLE XVII – **COVENANTS FOR MAINTENANCE ASSESSMENTS**

This complete section to be removed and placed in the **KELLER POND HOMEOWNERS ASSOCIATION, INC.** bylaws as the Board Members have the right to change assessments.

Page 8 ARTICLE XXI – **COMMENCEMENT OF CONSTRUCTION**

This section shall read: “Each owner shall be required to commence construction of a residential dwelling upon a Lot within twelve (12) months from the date of recording of a deed from Developer or an approved contractor, as may be applicable.

James A. Adcock, Jr.

James A Adcock, Jr. President
Keller Pond Homeowners Association, Inc.

10/15/12
Cynthia C. Neal
My Commission Expires:
Subscribed and *11/21/2015*
sworn to before
me this 15th day of October.



Doc ID: 002694840001 Type: CRP
Recorded: 10/15/2012 at 03:32:15 PM
Fee Amt: \$51.00 Page 1 of 1
Excise Tax: \$0.00
Granville County, NC
Kathy M. Adcock Reg of Deeds

BK **1444** PG **864**