

After recording, MAIL TO: Mungo Homes of North Carolina, Inc.
2514 Reliance Ave., Apex, NC 27539

Prepared By: MOORE & ALPHIN, PLLC (PE) *PA*

STATE OF NORTH CAROLINA
COUNTY OF WAKE

**SECOND AMENDMENT TO
MASTER DECLARATION FOR
POPLAR CREEK VILLAGE**

This SECOND AMENDMENT TO MASTER DECLARATION FOR POPLAR CREEK VILLAGE is made as of the date set forth in the notary acknowledgment herein by **MUNGO HOMES OF NORTH CAROLINA, INC.**, a North Carolina corporation (hereinafter, the "Declarant").

WITNESSETH:

WHEREAS, Holly Homes, LLC ("Original Developer"), has previously recorded in Book 13825, Page 1301, Wake County Registry, that certain MASTER DECLARATION FOR POPLAR CREEK VILLAGE (as amended from time to time, hereinafter the "Declaration"); and

WHEREAS, by virtue of that certain Assignment and Assumption of Declarant Rights recorded in Book 16472, Page 2270, Wake County Registry, Mungo Homes of North Carolina, Inc., a North Carolina corporation is now the Declarant under the Declaration; and

WHEREAS, Declarant wishes to amend and modify certain provisions of the above referenced Declaration in accordance Article XV of the Declaration;

NOW, THEREFORE, Declarant hereby declares that the Declaration shall hereby be amended as follows.

ARTICLE X ARCHITECTURAL APPROVAL

Article X is hereby amended by the addition of paragraph (g) to Section 3, as stated below:

Section 3. Procedure.

(g) *Additional Requirements to Obtain Approval to Maintain Fence:* Owners requesting approval by the Architectural Approval Committee for construction and Maintenance of a fence, shall, in addition to the requirements and procedures set forth in this Article X, submit as a part of the Plans for the proposed Improvement, written evidence that the Plan conforms to the Knightdale City Code and Legal Requirements then in place. Such evidence may be demonstrated by, including but not limited to: (1) written City approval of the Plan, or, if the City does not require written approval to construct a fence, by (2) providing an exact copy of that portion of the Knightdale City Code that regulates fences. The Architectural Approval Committee may rely on the evidence submitted by Owner in connection with approval of the Plan; provided, however, any such reliance by the Architectural Approval Committee shall not relieve Owner of the obligations set forth in Article XVII of the Declaration, nor shall such reliance alter any liability limited in Section 8 of this Article X.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to Declaration to be executed in its company name by its duly authorized Manager this 11th day of MAY, 2017.

MUNGO HOMES OF NORTH CAROLINA, INC.

By: _____

Name: Geoff Shiley

Title: Division President

STATE OF North Carolina -- COUNTY OF Wake :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein and in the capacity indicated:

Geoff Shiley (Mungo Homes of NC, Inc agent)

Date: May 11, 2017
(Notary Stamp or Seal)

Reagan N. Morris
Signature of Notary

Printed Name: Reagan Morris

My commission expires: September 29, 2021

