

**RESOLUTION OF THE BOARD FOR EAGLE RIDGE GOLF COMMUNITY
HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, Sandler at Old Stage, LLC caused to be recorded that certain the Master Declaration of Covenants, Conditions and Restrictions for Eagle Ridge Golf Community in Book 8142, Page 188 of the Wake County Registry, and amendments and supplements of record thereto (collectively, the “Declaration”); and

WHEREAS, the Eagle Ridge Golf Community Homeowners Association, Inc. (“Association”) was thereafter established pursuant to the Declaration and its Bylaws and Articles of Incorporation, as well as Chapter 55A of the North Carolina General Statutes; and

WHEREAS, under the Declaration, the residential Lots were restricted to use for residential purposes;

WHEREAS, the Second Amendment to the Declaration was recorded on or about 7 March 2001 at book 8832, page 1725 of the Wake County Registry (“the Second Amendment”);

WHEREAS, pursuant to the Second Amendment, the “residential purposes” was deemed to exclude, among other things, leasing of a Lot by an Owner who has not regularly occupied such Lot or Improved as the Owner's primary residence and has no future intent to do;

WHEREAS, to be considered a “residential” use, a Lot Owner must, therefore, regularly occupy the Lot as the Owner’s primary residence for some period of time;

WHEREAS, pursuant to N.C.G.S. §47F-3-102 (1), the Board of Directors for the Association has the power to adopt, publish and enforce certain rules and regulations;

WHEREAS, the Association has deemed it desirable for the efficient preservation, protection, and enhancement of the property values and amenities in Eagle Ridge Golf Community and for clarification of duly recorded restrictions, to subject the Property (as defined in the Declaration) to the following rule related to occupancy of a Lot as an Owner’s primary residence prior to leasing in order to clarify and fulfil the intent of the Declaration that homes not be purchased with the intent of leasing, renting or licensing such homes to tenants and third parties without the Owner occupying said home as his or her primary residence;

NOW THEREFORE, the Board declares that the following rule interpreting Article 6.1 of the Declaration shall be effective immediately:

In order for a Lot to be considered used for “residential” purposes under 6.1 (i), an Owner must occupy his or her Lot as the Owner’s primary residence for no less than one (1) year prior to leasing, renting or licensing the Lot to a tenant or other third party.

IN WITNESS WHEREOF, the undersigned, on behalf of the Association, has caused this instrument to be executed as of the 7th day of December, 2023 and certifies that this Rule has been enacted and agreed on by unanimous consent of each and every Board member.

[Signature Page to Follow]

EAGLE RIDGE GOLF COMMUNITY
HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
President

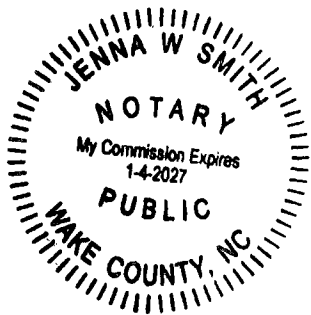
STATE OF NORTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF Wake

I, Jenna Smith, a Notary Public of the County and State aforesaid, certify that David Smothers of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature on the record presented is his/her signature and that he/she voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated and with full authority to do so.

Witness my hand and official stamp or seal, this 7 day of December, 2023.



[Signature]
Notary Public

Jenna W. Smith
Printed Name

My Commission Expires: 1/4/2027