

BOOK: 019830 PAGE: 02619 - 02620

Prepared by and Return to:
Becker Law Offices, PC
6030 Creedmoor Road, Ste 200
Raleigh, NC 27612

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
JUDD RESERVE**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JUDD RESERVE is made this 11 day of Feb, 2025 by the Judd Reserve Homeowners Association, Inc., the duly organized association of owners in Judd Reserve (hereinafter the "Association");

WITNESSETH:

WHEREAS, the Judd Reserve is subject to the Declaration of Covenants, Conditions and Restrictions for Judd Reserve recorded in Book 16700, Page 1021-1060, Wake County Registry, (hereafter the "Covenants"); and

WHEREAS, the Association desires to amend the Covenants in accordance with Section 11.03 thereof to address garbage and recycling receptacles; and

WHEREAS, in accordance with the provision of Section 11.02, after a duly noticed meeting, at least sixty six and two-thirds percent (66 2/3%) of the Lot Owners voted to approve the amendment as set forth below;

NOW, THEREFORE, in the exercise of its rights under Section 11.03, the Association amends the Covenants as follows:

Section 7.12 shall be replaced in its entirety with the following new Section 7.12:

Section 7.12. Garbage and Recycling Receptables. Garbage and recycling receptacles (trash cans) placed in the street for trash pickup need to be removed from the street by midnight, the same day of trash pickup. The only trash cans allowed to be visible from the street should be trash service issued cans (up to two trash and two recycle). Lids must be fully closed (trash not overflowing). Trash cans need to be stored as inconspicuous as possible. For example, the furthest point back on your driveway/sidewalk on the side of the house. No trash cans may be stored within 5 ft of the front corner of the house. Note: We encourage trash cans to be stored behind a privacy wall (ARC approved) and on a prepared surface (not grass). No other trash receptacle or trash/recycle should be visible from the street. All trash is to be stored appropriately (in a trash can with a lid or kept in a garage, shed, etc.), away from animals and pests.

IN WITNESS WHEREOF, by authority of its Board of Directors, Judd Reserve Homeowners Association, Inc., hereby certifies the foregoing instrument has been duly approved by the Owners of at least sixty-seven percent (67%) of the Lots of Judd Reserve and is, therefore, a valid amendment to the existing Declaration of Covenants. Conditions and Restrictions of Judd Reserve. The Judd Reserve Homeowners Association has caused this instrument to be executed by its duly authorized officer, the day and year first above written.

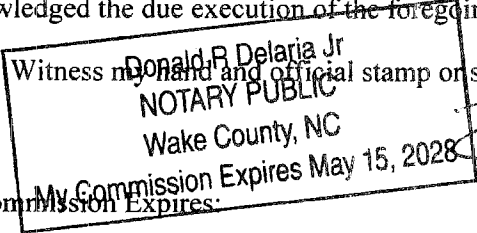
Judd Reserve Homeowners Association, Inc.

BY: Amanda Marie Mangum
President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Donald R. Delaria Jr, a Notary Public of the County and State aforesaid hereby certify that Amanda Marie Mangum personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

Witness my hand and official stamp on seal this 11 day of Feb., 2025.

[Signature]
 Notary Public