

Karen Bayless
1301 Monterey Bay Dr
Wake Forest, NC 27587

WAKE COUNTY, NC 2
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/03/2025 10:45:49

BOOK:019803 PAGE:00351 -- 00354

Book: 016743 in Wake County: Section 10.4 (a) Vehicles and Parking
of the CC&Rs Replacing Section 10.4 (a) including items (i), (ii), and (iii)

FIRST AMENDMENT TO DECLARATION

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEL WEBB AT TRADITIONS (hereinafter "Amendment") is made this 30 day of December, 2024 by **DEL WEBB AT TRADITIONS HOMEOWNERS ASSOCIATION, Inc., a North Carolina Nonprofit corporation (the "Association")**.

WITNESSETH

WHEREAS, Pulte Home Company, a Michigan limited liability company, (**hereinafter "Declarant"**), and DS Traditions Sub, LLC (**hereinafter "Developer"**) caused to be recorded the Declaration of Covenants, Conditions and Restrictions for Del Webb at Traditions in Book 16743, at Page 2273 in the office of the Register of Deeds of Wake County and Book 2090, at Page 288 in the office of the Register of Deeds of Franklin County (**hereinafter "Declaration"**), encumbering the Property, as defined herein; and

WHEREAS, pursuant to Section 16.2 of the Declaration, the Declaration may be amended or terminated following the Development Period by the recording in the Public Records, of an instrument executed and acknowledged by the president and secretary of the Association certifying that such amendment has been approved by the Declarant and at least seventy percent (70%) of the Members of the Association; and

WHEREAS, the Declarant executed and Declarant caused to be recorded a Termination of Development Period in Book 19341, at Page 1646 in the office of the Register of Deeds of Wake County and Book 2335, at Page 89 in the office of the Register of Deeds of Franklin County effective May 24, 2023, the date of recordation; and

WHEREAS, the Association has decided to amend the Declaration as set forth herein.

WHEREAS, the purpose of the Amendment is adding definitions of terms; to Section 1 and to revise Section 10.4(a);

2) Section 10.4(a) of the Declaration is deleted and is hereby replaced with the following Section 10.4(a)

10.4 Vehicles and Parking.

(a) Parking and Storage. No automobile, truck, commercial vehicle, recreational vehicle, motorcycle, other motorized vehicle or cart, boat, trailer, or other wheeled vehicle or equipment, whether motorized or not motorized, shall at any time be parked or stored on any portion of the Properties other than in a garage or the lot's driveway. For the purposes of this Declaration, "commercial vehicle" shall include any vehicle bearing any commercial or business markings or which is used, in whole or in part, for any commercial or business purpose, regardless of its markings or configuration. Notwithstanding the foregoing, vehicles may be parked or placed on the concrete driveway of a Lot as follows:

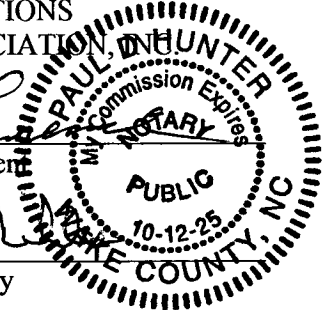
- (i) No more than two vehicles may be in the driveway at any time.**
- (ii) Non-passenger vehicles, such as: work trucks, commercial vehicles, recreational vehicles, boats, watercraft, trailers or other wheeled vehicles may be parked on driveways for up to a total of 48 hours during any consecutive seven (7) days, or as expressly and specifically permitted by the Board in writing or in rules and regulations adopted by the Board.**
- (iii) All vehicles, personal property, or equipment parked or left on driveways shall always be operable and properly licensed and inspected as required by applicable law. The Board may request, and the Owner shall provide evidence or verification of operability or proper license or inspection, from time to time.**

IN WITNESS WHEREOF, the Association has executed this Amendment effective the date and year set forth in the notary acknowledgement below and certifies that this Amendment has been approved by at least seventy percent (70%) of the number of the Members entitled to cast votes and by Pulte Home Company, LLC, Declarant.

DEL WEBB AT TRADITIONS
HOMEOWNERS ASSOCIATION, INC.

By: *Russell Lawrence*
Russell Lawrence, President

By: *Donald R. Miller*
Donald R. Miller, Secretary



STATE OF NORTH CAROLINA
COUNTY OF WAKE

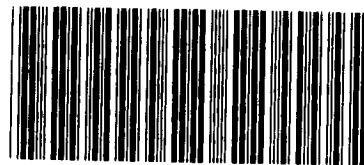
The foregoing instrument was acknowledged before me this the 30 day of December, 2024, by Russell Lawrence, President, Del Webb at Traditions Homeowners Association, Inc. and Donald R. Miller, Secretary, Del Webb at Traditions Homeowners Association, Inc. who are personally known to me or presented evidence of their identity to me and acknowledged the execution of the foregoing instrument on behalf of said Association.

WITNESS my hand and official seal. this the 30 day of December, 2024.

Paul D Hunter
Notary Public *Paul D Hunter*

My Commission Expires 10-12-2025





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Please retain yellow trailer page

It is part of the recorded document and must be submitted
with the original for re-recording.

Tammy L. Brunner

Register of Deeds

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 4 # of Pages BW