

Prepared by and return to: Brian S. Edlin, Esq., P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WOODS
PLANTATION SUBDIVISION

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Woods Plantation Subdivision, made this 18th day of April, 2016, by the Lot Owners and members of the Woods Plantation Homeowners Association, Inc. (hereinafter, "the Association"),

WITNESSETH:

THAT WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Woods Plantation Subdivision is recorded in Book 12444, Page 628 of the Wake County Registry ("Declaration"); and

WHEREAS, Article XII, Section 3 of the Declaration provides that such Declaration may be amended by not less than seventy five percent (75 %) of the Lot Owners; and

WHEREAS, the Owners and Association desire to amend the Declaration to add various additional restrictions related to architectural control in Article VIII of the Declaration;

WHEREAS, not less than seventy five percent (75 %) of the Lot Owners have consented to this Amendment; and

NOW, THEREFORE, the undersigned does hereby declare that the Declaration of Covenants, Conditions and Restrictions for Woods Plantation Subdivision shall be amended as follows:

1. To amend add a new Article VIII, Section 3 of the Declaration as follows (new language in bold):

"8.3 Improvements. No structures of a temporary character, manufactured home, modular home, trailer, tent, shack, garage, barn or other out-building shall be used on any portion of the Property at any time as a residence, either temporarily or permanently. No storage shed, garage or other out-building shall be constructed, used or permitted on any portion of the Property without the prior written approval of the Declarant (as long as Class B membership exists), the Board of Directors or the Architectural Committee and must have a roof with a slope consistent with the house. **In no event shall an out building exceed a maximum of 16'x20' without a Lot Owner's neighbors' approval and all out buildings shall be permitted by the County, be located behind the house and for residential use only. Further, all renters must acquire permission from Owner prior to approval, in addition to the Architectural Committee. The color of any out building must be consistent with the house color on the Lot. In no event will more than one out building be allowed on a Lot. Swimming pools, pergolas, gazebos, patios and gardens will be considered on a case by case basis by the Architectural Committee."**

2. To amend add a new Article VIII, Section 15 of the Declaration as follows (new language in bold):

"8.15 Fences. No fences or walls shall be erected or maintained in front yards. In addition, no fences or walls shall be erected or maintained in side yards and rear yards that are subject to the maintenance easement specified in Section 9.5. Notwithstanding the foregoing, side or rear yard fences may be erected and maintained within an easement or buffer area shown on any recorded plat of the Property if permitted by all applicable laws, rules, regulations and ordinances, and if approved by the Declarant (as long as Class B membership exists), the Board of Directors or the Architectural Committee in accordance with this Section 8.14(a). Permitted fencing on a Lot shall be no greater than six (6) feet in height. **Fences must be constructed of wood, vinyl, aluminum, wrought iron or black chain link no less than 9 gauge. No green chain link fencing is allowed. No chain link fencing shall be allowed facing Shepard School Road, Plantation Glen Drive, Penarth Court, and Raida Drive. Galvanized metal chain link is prohibited. Wood fences must be stained, not painted and only earth tone colors or natural wood stain colors or stain the color of the house trim will be permitted. Fences are not to be built further forward than the front wall of any dwelling. All side and rear yard fences require the prior written approval of the Declarant (as long as Class B membership exists), the Board of Directors or the Architectural Committee."**

3. This amendment shall be effective upon recordation in the Office of the Wake County Registry.

4. Except as amended hereinabove, the remaining portions of the Declaration as originally recorded are hereby restated and re-acknowledged.

WHEREFORE, the President and Secretary of the Association have hereunto affixed the corporate certification for the purpose of enacting the foregoing amendment.

**CERTIFICATION OF VALIDITY OF AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODS
PLANTATION SUBDIVISION**

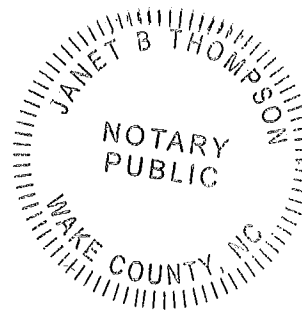
By authority of its Board of Directors, the undersigned hereby certify that the foregoing instrument has been duly approved by not less than seventy-five percent (75%) of the Lot Owners in Wood Plantation and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions for Woods Plantation Subdivision, pursuant to the requirements of Article XII of the Declaration.

WOOD PLANTATION HOMEOWNERS
ASSOCIATION, INC.

By: Sheik L. Scott
President

ATTEST:

Sarah VanHorne
Secretary



STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF WAKE

Sheik L. Scott I, Janet B. Thompson, a Notary Public of the County and State aforesaid, certify that Sarah L. VanHorne personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of Lennox at Wood Plantation Homeowners Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President and attested by Sarah L. VanHorne as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this 18th day of April, 2016.

My commission expires:

11-8-2016

Notary Public

Janet B. Thompson