

This instrument was prepared by:  
Christopher P. Gelwicks, Esq. The McIntosh Law Firm P.C.  
P.O. Box 2270 Davidson, North Carolina 28036

**STATE OF NORTH CAROLINA**

**COUNTY OF IREDELL**

**WOODLAND HILLS PROPERTY OWNERS ASSOCIATION OF IREDELL COUNTY  
AMENDMENT TO THE RESTRICTIVE COVENANTS  
"Section Four of Woodland Hills"**

This Amendment to the Restrictive Covenants of Section Four of Woodland Hills was made as of the 07 day of October, 2022, by the Section Four Lot Owners.

**WHEREAS**, The Restrictive Covenants for Section Four of Woodland Hills, was recorded on January 1, 1979, at Book 636 Page 962 of the Iredell County Public Registry ("Restrictions"); and

**WHEREAS**, Section 20 of Restrictions provides that it may be amended by an instrument signed by the Owners of not less than the majority of the Lots.

**NOW THEREFORE**, pursuant to the amendment provisions set forth in the Restrictions, the Association acting by and through the Owners, hereby amends the Restriction Covenants for Section Four of Woodland Hills as set forth below:

1. Section 28, titled "Leasing" is added to the Restrictions with the following:

"28. "Lease" is defined as the exclusive or non-exclusive occupancy or license for use of all of a Lot by any person(s), other than the Lot Owner, or Immediate Family Members, for which the Lot Owner receives any or no benefit, including but not limited to, a fee, service, property, goodwill, or gratuity. The Lot Owners in Section four have deemed it to be in the best interest of Lot Owners to set parameters on how Lots may be leased within the Section Four of Woodland Hills. The purpose of such parameters includes the enhancement property values by promoting stability and reducing resident turnover; increasing interest by the Lot Owners in the appearance and maintenance of their Lots and the Subdivision; minimizing problems of rule enforcement and vandalism; and ensuring that Lots and Lot Owners qualify for certain federally-supported

mortgage programs. These parameters do not restrict any Owner's rights under the First Amendment or any other provision of the U.S. Constitution, nor are they violative of public policy. The ability of an Owner to Lease their Lot is a privilege subject to the parameters set forth below.

(a) No Lot Owner shall be permitted to lease a Lot until eighteen (18) months have elapsed since the date on which the deed conveying said Lot to such Owner was recorded in the Iredell County Public Registry. In the event that a Lot is leased for any period of time in violation of this mandatory eighteen (18) month waiting period, the waiting period shall be immediately tolled, and any time which elapses while the unapproved Lease remains in effect shall not count toward satisfaction of the waiting period described herein.

(b) The minimum Lease term by a Lot Owner to a particular lessee shall be six (6) months.

(c) For the purposes of this Article, Lots occupied by Immediate Family Members of the Lot Owners are not considered Leased. A Lot Owner who resides on the Lot while also leasing all or a portion of a Lot is not considered Leased.

(d) The maximum occupancy on a Leased Lot shall be twice the number of bedrooms. For example, if Lot contains a three (3) bedroom dwelling, the maximum occupancy is six (6).

(e) No Lease shall be for less than the entire Lot. No subleasing of the Lot or any portion thereof is permitted, except for the exemption stated in subsection (c) above.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the Woodland Hills Property Owners Association of Iredell County has caused this Amendment to the Restrictive Covenants for Section Four Woodland Hills to be executed as of the 07 day of October, 2022.

WOODLAND HILLS PROPERTY OWNERS  
ASSOCIATION OF IREDELL COUNTY

By: *Matthew A. Telecky*  
President

NORTH CAROLINA

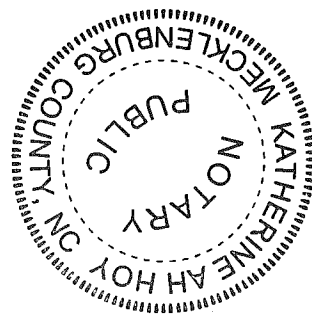
Mecklenburg COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that Matthew A. Telecky personally came before me this day and acknowledged that he is the President of Woodland Hills Property Owners Association of Iredell County, a North Carolina Nonprofit Corporation, and that ~~KA~~ personally came before me this day and acknowledged that she is the Secretary of said Corporation, and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial Stamp or seal this the 7 day of October 2022.

*Katherine Ahoy*  
Notary Public

My Commission Expires: 11/7/20



**WITNESS NOTARY ACKNOWLEDGMENT**

I hereby acknowledge, by my signature below, that I, Carolyn C. Fahrenback (name of witness), witnessed the below named owners in the Woodland Hills Property Owners Association of Iredell County execute the Amendment to the Restrictive Covenants for Section Four Woodland Hills signifying (his/her/their) approval of the Amendment. The residents I witnessed are:

<u>Owner/Member Name</u>	<u>Address</u>	<u>Lot Number(s)</u>
Cornelius Alders	160 Ringneck TL	95
Judith L. Alders	160 Ringneck TL	95
David Leach	188 Ringneck TL	86
Sherri Leach	188 Ringneck TL	86
LA Lovett	172 Ringneck TL	91
Muriel Lovett	172 Ringneck TL	91
Christian Ciocco	194 Ringneck TL	85
Sandra Phillips	200 Ringneck TL	84
William F. Phillips	200 Ringneck TL	84
Harry W. Behrent JR.	156 Ringneck TL	96
Joan Behrent	156 Ringneck TL	96
Barbara Cella	170 Ringneck TL	92
Donna Mater Moffett	146 Ringneck TL	98
Velma A. Denmark	174 Ringneck TL	90

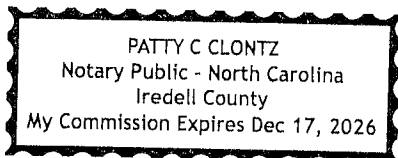
Carolyn Christine Fahrenback  
(Witness signature)

NORTH CAROLINA

Iredell COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that Carolyn Christine Fahrenback personally came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the 03 day of Oct. 2022.



Patty C. Clontz  
Notary Public

My Commission Expires: 12-17-2026

I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 95 Section 4

Cornelius L. Alders

(Owner signature)

Cornelius L. Alders

(Owner Printed Name)

[Signature]

(Owner signature)

Judith L. Alders

(Owner Printed Name)

NORTH CAROLINA

\_\_\_\_\_ COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally, came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness notary acknowledgment*

I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 86 Section 4

[Handwritten Signature]  
(Owner signature)

David Leach  
(Owner Printed Name)

[Handwritten Signature]  
(Owner signature)

Sherril Leach  
(Owner Printed Name)

NORTH CAROLINA

\_\_\_\_\_ COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally, came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness notary acknowledgment*

I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 91 Section 4

L.A. Lovett  
(Owner signature)

L.A. Lovett  
(Owner Printed Name)

Muriel Lovett  
(Owner signature)

Muriel Lovett  
(Owner Printed Name)

NORTH CAROLINA  
\_\_\_\_\_ COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally, came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness acknowledgment*

I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 85 Section 4

*Amata J. Ciocco*  
(Owner signature)

Christian J. Ciocco  
(Owner Printed Name)

\_\_\_\_\_  
(Owner signature)

\_\_\_\_\_  
(Owner Printed Name)

NORTH CAROLINA

\_\_\_\_\_  
COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally, came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness acknowledgment*



I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 84 Section 4

Sandra Phillips  
(Owner signature)

Sandra Phillips  
(Owner Printed Name)

William F. Phillips  
(Owner signature)

William F. Phillips  
(Owner Printed Name)

NORTH CAROLINA

\_\_\_\_\_ COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that personally, came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness acknowledgment*

I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 96 Section 4

[Handwritten Signature]  
(Owner signature)

HARRY W BEHRENT JR  
(Owner Printed Name)

[Handwritten Signature]  
(Owner signature)

Joan Behrent  
(Owner Printed Name)

NORTH CAROLINA

\_\_\_\_\_ COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally, came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness acknowledgment*

I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 92 Section 4

Barbara L. Cella  
(Owner signature)

Barbara L. Cella  
(Owner Printed Name)

\_\_\_\_\_  
(Owner signature)

\_\_\_\_\_  
(Owner Printed Name)

NORTH CAROLINA

\_\_\_\_\_  
COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that  
\_\_\_\_\_  
personally, came before me this day and he/she signed the  
foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_ day of \_\_\_\_\_  
2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness notary acknowledgment*

I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 98 Section 4

[Handwritten Signature]  
(Owner signature)

DANNA MARIE MURPHY  
(Owner Printed Name)

\_\_\_\_\_  
(Owner signature)

\_\_\_\_\_  
(Owner Printed Name)

NORTH CAROLINA

\_\_\_\_\_ COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally, came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness notary acknowledgment*

I hereby, by my signature below, agree and consent to the Amendment to the Restrictive Covenants for Section Four Woodland Hills.

Lot Number 90 Section 4

Velma A. Denmark  
(Owner signature)

Velma A. Denmark  
(Owner Printed Name)

\_\_\_\_\_  
(Owner signature)

\_\_\_\_\_  
(Owner Printed Name)

NORTH CAROLINA

\_\_\_\_\_ COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that \_\_\_\_\_ personally, came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see attached witness notary acknowledgment*