

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 Five of Woodland Hills"**

This Amendment to the Restrictive Covenants of Section Five of Woodland Hills was made as of the 28 day of September, 2022, by the Section Five Lot Owners.

WHEREAS, The Restrictive Covenants for Section Five of Woodland Hills, was recorded on August 8, 1985, at Book 718 Page 913 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 Five of Woodland Hills as set forth below:

1. Section 29, 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 Section Five Lot Owners have deemed it to be in the best interest of Lot Owners to set parameters on how Lots may be leased within the Section Five 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 Five Woodland Hills to be executed as of the 28 day of September, 2022.

WOODLAND HILLS PROPERTY OWNERS
ASSOCIATION OF IREDELL COUNTY

By: Matthew A. Telecky
President

NORTH CAROLINA

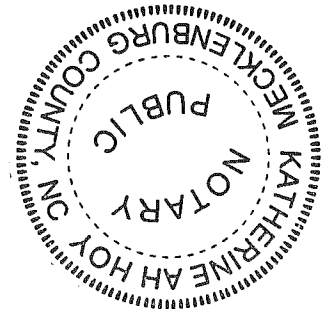
Mecklenburg COUNTY

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 by authority duly given and as the act of such entity, 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 28 day of September 2022.

Katherine Anthony
Notary Public

My Commission Expires: 11/7/26



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

Lot Number 72 Section 5

Matthew A. Telecky
(Owner signature)

Matthew A. Telecky
(Owner Printed Name)

J. Sara Mitchell
(Owner signature)

J. Sara Mitchell
(Owner Printed Name)

NORTH CAROLINA

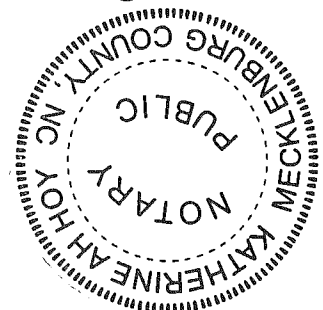
Mecklenburg COUNTY

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

WITNESS my hand and Notarial Stamp or seal this the 28 day of September 2022.

Katherine Ah Hoy
Notary Public


My Commission Expires: 11/7/26



WITNESS NOTARY ACKNOWLEDGMENT

I hereby acknowledge, by my signature below, that I, KAREN D. MARGOLIS (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 Five 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>
Thomas Heine	172 Broadhill Drive	81
Tharee Heine	172 Broadhill Drive	81
Michael J. Rubio	188 Broadhill Drive	79
Sandra Phillipse	* Parcel Broadhill Drive	83
Frank Phillipse (William F)	* Parcel Broadhill Drive * Parcel 4636944379	83
Patricia Jacobs	168 Broadhill Drive	82
Clayton Wells	210 Broadhill Drive	74
Phyllis Wells	210 Broadhill Drive	74
James Watson	176 Broadhill Drive	80
Lynn Watson	176 Broadhill Drive	80



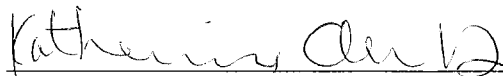
 (Witness signature)

NORTH CAROLINA

Mecklenburg COUNTY

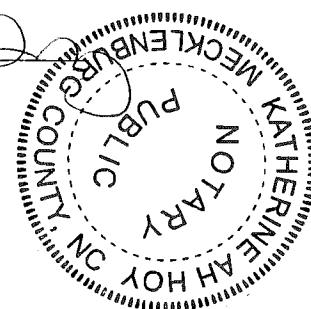
I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that Karen D. Margolis personally came before me this day and he/she signed the foregoing instrument.

WITNESS my hand and Notarial Stamp or seal this the 23 day of September 2022.



 Notary Public

My Commission Expires: 11/7/26



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

Lot Number 81 Section 5

Maria Heine
(Owner signature)

MARIE HEINE
(Owner Printed Name)

Thomas F. Heine
(Owner signature)

Thomas F. Heine
(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 witness
notary acknowledgment*

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

Lot Number 79 Section 25

M. J. Rubino
(Owner signature)

MICHAEL J RUBINO
(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 witness
notary acknowledgment*

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

Lot Number 83 Section 25

Sandra Phillips
(Owner signature)

Sandra Phillips
(Owner Printed Name)

William F. Phillips III
(Owner signature)

William F. Phillips III
(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 witness
notary acknowledgment*

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

Lot Number 82 Section 5

Patricia M Jacobs (LIV TR)
(Owner signature)

Patricia M. Jacobs
(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 witness notary acknowledgment

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

Lot Number 74 Section 5

[Signature]
(Owner signature)

CARLTON M. WELLS
(Owner Printed Name)

[Signature]
(Owner signature)

Phyllis A. Wells
(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 witness notary acknowledgment

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

Lot Number 80 Section 5

Lynn Watson
(Owner signature)

Lynn Watson
(Owner Printed Name)

[Signature]
(Owner signature)

Jim Watson
(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 witness notary acknowledgment