

This instrument was prepared by:
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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 One of Woodland Hills"**

This Amendment to the Restrictive Covenants of Section One of Woodland Hills was made as of the 1st day of September, 2022, by the Property Owners of Section One of Woodland Hills, in Iredell County.

WHEREAS, The Restrictive Covenants for Section One of Woodland Hills, was recorded on January 1, 1978, at Book 623 Page 690 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 One 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 Section One 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 One 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

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 One Woodland Hills to be executed as of the 1st day of September, 2022.

WOODLAND HILLS PROPERTY OWNERS
ASSOCIATION OF IREDELL COUNTY

By: Matthew Telecky
President

NORTH CAROLINA

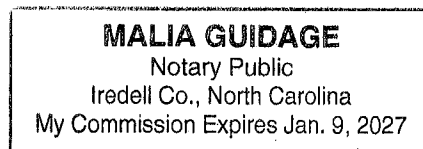
Iredell COUNTY

I, the undersigned Notary Public for the County and State aforesaid, do hereby certify that Matthew 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 1st day of September 2022.

Malia Guidage
Notary Public

My Commission Expires: 01/09/2027



WITNESS NOTARY ACKNOWLEDGMENT

I hereby acknowledge, by my signature below, that I, Jeannine Tieri (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 One 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> |
|--------------------------|-------------------|----------------------|
| Marion P. Soutullo | 508 Canvasback Rd | 2 |
| Charlotte L. Soutullo | 508 Canvasback Rd | 2 |
| Betty S. Webster | 518 Canvasback Rd | 4 |
| Charlie M. Weatherman | 530 Canvasback Rd | 7 |
| Evelyn M. Weatherman | 530 Canvasback Rd | 7 |
| Virginia S. Redmond | 504 Canvasback Rd | 1 |
| Martha Gaston Nall | 522 Canvasback Rd | 5 |

Jeannine Tieri
(Witness signature)

NORTH CAROLINA

Iredell COUNTY

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

WITNESS my hand and Notarial Stamp or seal this the 1st day of September 2022.

Malia Guidage
Notary Public

My Commission Expires: 01/09/2027

| |
|--|
| <p>MALIA GUIDAGE Notary Public Iredell Co., North Carolina My Commission Expires Jan. 9, 2027</p> |
|--|

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

Lot Number 1 Section 1

Virginia S. Redmond
(Owner signature)

Virginia S. Redmond
(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.

see attached witness
notary acknowledgment
Notary Public

My Commission Expires: _____

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

Lot Number 2 Section 1

Marian P. Soutullo
(Owner signature)

Marian P. Soutullo
(Owner Printed Name)

Charlotte L. Soutullo
(Owner signature)

Charlotte L. Soutullo
(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.

see attached witness notary acknowledgment
Notary Public

My Commission Expires: _____

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

Lot Number 4 Section 1

Betty S Webster
(Owner signature)

Betty S Webster
(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.

see attached witness acknowledgment
Notary Public

My Commission Expires: _____

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

Lot Number 5 Section 1

Martha Gaston Nail
(Owner signature)

Martha Gaston Nail
(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.

see attached witness notary acknowledgement

Notary Public

My Commission Expires: _____

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

Lot Number 7 Section 1

Charlie M Weatherman
(Owner signature)

Charlie M Weatherman
(Owner Printed Name)

Evelyn M Weatherman
(Owner signature)

Evelyn M Weatherman
(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.

see attached witness notary acknowledgment
Notary Public

My Commission Expires: _____