

FILED	Jun 15, 2026
AT	12:49:40 PM
BOOK	12551
START PAGE	0585
END PAGE	0588
INSTRUMENT #	19922
RECORDING	\$26.00
EXCISE TAX	\$0.00

Prepared By and Return To:
L. Holden Reaves, Esq.
Reaves Law, PLLC
P.O. Box 53187
Fayetteville, NC 28305

**SIXTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
AUTRY LAKE AT GATES FOUR**

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUTRY LAKE AT GATE FOUR (this "Amendment") is made and entered into by **Cliffdale Corner, LLC**, a North Carolina limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the developer of the Autry Lake at Gates Four planned community ("Autry Lake at Gates Four");

WHEREAS, Declarant imposed upon Autry Lake at Gates Four certain restrictive covenants as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Autry Lake at Gates Four recorded in Book 11361, Page 115, as amended by First Amendment in Book 11692, Page 270, as amended by Second Amendment in Book 12022, Page 328, as amended by Third Amendment in Book 12035, Page 242, as amended by Fourth Amendment in Book 12039, Page 651, as amended by Fifth Amendment in Book 12184, Page 230, Cumberland County, NC Registry (together, the "Declaration");

WHEREAS, Autry Lake at Gates Four remains within the Period of Declarant Control, as such term is defined in the Declaration;

WHEREAS, pursuant to Article XII, Section 2 of the Declaration, Declarant reserved the right to unilaterally amend the Declaration in a reasonable matter;

WHEREAS, Declarant desires to so amend the Declaration.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, and other good and valuable consideration, and pursuant to authority set forth in Article XII, Section 2 (as well as authority as may be found elsewhere in the Declaration), the Declarant hereby modifies the Declaration as follows:

1. New Article XIII is hereby added as follows:

“ARTICLE XIII

TRAFFIC RULES
WITHIN THE GATES FOUR NEIGHBORHOOD

All State of North Carolina motor vehicle laws shall pertain to driving within Autry Lake at Gates Four, as well as within the adjacent Gates Four master planned golf course community, to the extent that roadway access is permitted with the Gates Four master planned golf course community for the benefit of residents of Autry Lake at Gates Four (together, the “Gates Four Neighborhood”). The following rules are established for this general purpose. To the extent that the rules and regulations stated herein are inconsistent with North Carolina motor vehicle laws, then the more restrictive law or regulation shall control. The Association (and/ or the larger Gates Four master planned community homeowners’ association, as applicable) shall bear no and shall accept no liability for injury to any person or property arising out of the breach of these rules and/or the enforcement or non-enforcement thereof. Said rules are as follows:

- (a) The speed limit in the Gates Four Neighborhood is 25 miles per hour and will be enforced by homeowners’ association road safety patrol officers, which may include the use of radar and audio/ video-equipped patrol vehicles.
- (b) Motor vehicles, except golf carts and E-Bikes, must bear valid state license plates and registration when operated on roads in the Gates Four Neighborhood.
- (c) Caution should be exercised to avoid endangering bicyclists, skaters/ skateboarders, and pedestrians, and when passing golf carts. Passing on the grass shoulders of the roads is prohibited.

- (d) Bicyclists, including those operating E-Bikes on roads in the Gates Four Neighborhood must ride single file with the flow of traffic and follow all North Carolina bicycle laws.
 - (e) Pedestrians must walk on the shoulder or as close to the edge of the road as possible, facing traffic, out of the way of oncoming vehicle traffic.
 - (f) Skaters and skateboarders on roads in the Gates Four Neighborhood must travel single file with the flow of traffic and are not permitted after dusk.
 - (g) Golf carts must be registered with the Gates Four community manager (and/or the Association, as applicable) and display a Gates Four ID sticker. Golf carts must also covered by a liability insurance policy. A charge of \$25.00 will apply to each golf cart (and such fee may be adjusted in future years, in the discretion of the Association and/ or the Gates Four community manager). Golf cart operators must possess a valid state driver's license or permit. A licensed driver must accompany permit holders. All other motorized vehicles except E-Bikes must be licensed, "street legal", insured, and operated by a licensed driver in accordance with North Carolina law.
 - (h) The Board of Directors of the Association may adopt additional rules and regulations to improve traffic safety with the Gates Four Neighborhoods in their reasonable discretion."
2. Except as specifically amended by this Amendment, the Declaration remains unchanged and in full force and effect, and the undersigned by their execution hereof hereby ratify, affirm and approve the Declaration, as specifically amended hereby. All capitalized terms in this Amendment that are not defined herein shall have the same meanings given to them in the Declaration.

**[The Remainder of This Page Intentionally Left Blank;
Signature Page Attached Hereto]**

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date set forth in the below notary acknowledgment, which shall be the effective date hereof.

DECLARANT:

CLIFFDALE CORNER, LLC

By: Palmer N. Williams

Print Name: Palmer N. Williams

Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Palmer N. Williams in his capacity as Vice President of Cliffdale Corner, LLC, a North Carolina limited liability company.

Date: 6-12-2026

Official Signature of Notary: Leonard H. Reaves

Notary's Printed Name: Leonard H. Reaves

My commission expires: 8-25-2029

[Affix Notary Seal or Stamp]

