

AMENDMENTS AND CERTIFICATE OF AMENDMENTS TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR STONE'S LAKE

These Amendments and Certificate of Amendments are made this 8th day of July, 2023, by Stone's Lake Property Owners Association, Inc., a North Carolina nonprofit corporation (hereinafter sometimes referred to as "Stones Lake Property Owners Association", "the Association", or "the SLPOA").

WITNESSETH:

That whereas Cedar Oaks Joint Venture (as Developer or Declarant) has recorded on the 11th day of June, 2004, in the office of the Register of Deeds for Transylvania County in document Book 237, page 417, a certain Declaration of Restrictive and Protective Covenants for Stone's Lake (the "Declaration") for the development known as Stone's Lake, and

Whereas the Declaration allows and provides for Amendments to the Declaration and Covenants, and

Whereas the Board of Directors of SLPOA, at a regularly scheduled meeting , unanimously voted to pass a Resolution to amend Articles 2, 9,10, 25, 29, 30 34 and 36 of the Declaration as follows:

Amend Article 2 by deleting the word "Developer" in the 4th line of paragraph A, and inserting in place of the word "Developer" the words "the Board of Directors".

Amend Article 9 by deleting the words "without the express written consent of Developer which must be recorded in the office of the Register of Deeds for Transylvania County , North Carolina."

Amend Article 10 by deleting the entire first paragraph of Article 10, and in the second paragraph of Article 10 deleting the words "other than Developer" in the first line of the second paragraph.

Amend Article 25 , 3rd and 4th lines of the introductory paragraph , deleting the words "Developer, Developer's successors, assigns or licensees" , and inserting in its place the words "Stone's Lake Property Owners Association".

Amend Article 25 , paragraph B, 4th and 5th lines, deleting the words "for access to any lot or parcel or any other lands owned by Developer located outside of the Development".

Amend Article 29, by deleting the entire 2nd paragraph of Article 29.

Amend Article 30, by deleting the entire Article 30.

Amend Article 34 by deleting the first two words "Developer and"

Amend Article 36, by deleting the entire Article 36.

and that said Board Resolution amending Articles 2, 9, 10, 25, 29, 30, 34 and 36, as set forth above, was voted on and approved by the affirmative vote of at least sixty seven percent (67%) of the votes in SLPOA at the annual SLPOA meeting on July 8, 2023,

NOW, THEREFORE, Articles 2, 9, 10, 25, 29, 30, 34 and 36 of the Declaration of Restrictive and Protective Covenants for Stone's Lake, are hereby amended as follows:

Amend Article 2 by deleting the word "Developer" in the 4th line of paragraph A, and inserting in place of the word "Developer" the words "the Board of Directors".

Article 9 is amended by deleting the words "without the express written consent of Developer which must be recorded in the office of the Register of Deeds for Transylvania County , North Carolina."

Article 10 is amended by deleting the entire first paragraph of Article 10, and in the second paragraph of Article 10 deleting the words "other than Developer" in the first line of the second paragraph.

Article 25 is amended by deleting the words "Developer, Developer's successors, assigns or licensees" , and inserting in its place the words "Stone's Lake Property Owners Association".

Article 25 , paragraph B, 4th and 5th lines, is amended by deleting the words "for access to any lot or parcel or any other lands owned by Developer located outside of the Development".

Article 29 is amended by deleting the entire 2nd paragraph of Article 29.

Article 30 is amended by deleting the entire Article 30.

Article 34 is amended by deleting the fist two words "Developer and".

Article 36 is amended by deleting the entire Article 36.

Pursuant to Article 29 of the Declaration of Restrictive and Protective Covenants of SLPOA, it is hereby certified that the Amendments set forth above have been approved by the affirmative vote of at least sixty seven percent (67%) of the votes in the Association (SLPOA).

STONE'S LAKE PROPERTY OWNERS ASSOCIATION, INC.,
a North Carolina nonprofit corporation

By _____ Secretary signature

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I _____ am a notary of the State of North Carolina , including
Transylvania County, , and do hereby certify that

_____ personally appeared before me on this date, and
acknowledged to me that he voluntarily signed the document attached (Amendments and
Certificate of Amendments) for the purpose stated therein and in the capacity indicated.

Witness my hand and Notary seal, this _____ day of July, 2023.

_____ Notary Public

_____ Print name of Notary

My commission expires: _____