

Prepared by and Hold for: Kristoff Law Offices, P.A.

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
CAROLINA LANDING SUBDIVISION

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAROLINA LANDING SUBDIVISION (the "Amendment") is made and entered into effective as of August 11, 2022 by LAST INVESTMENTS, LLC, a North Carolina limited liability company ("Declarant) and SCOTT LEE HOMES, INC., a North Carolina corporation limited ("Owner").

RECITALS:

WHEREAS, Declarant recorded the Declaration of Covenants, Conditions and Restrictions for Carolina Landing Subdivision was is recorded in Deed Book 5788, Page 387, Johnston County Registry (the "Declaration"); and

WHEREAS, Declarant now desire to amend the Declaration as set forth herein; and

WHEREAS, Owner owns several lots in Carolina Landing Subdivision and joins in the execution of this Amendment to acknowledge the amendment to the Declaration as contained herein.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Section 2 of the Initial Use Restrictions and Rules, set forth in Exhibit "C" to the Declaration, shall be amended by adding the following revisions to said Section 2:

Subparagraph (c) shall be replaced with the following paragraph:

(c) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the Properties, except a maximum of three (3) dogs, cats, or other usual and

common household pets may be permitted in a Unit. Owners shall leash their pets when outside of the dwelling. No pets shall be kept, bred, or maintained for any commercial purpose. Further, there shall be no vicious dog breeds kept in, on or about any any Unit, including, but not limited to, pit bulls and rottweilers,

Subparagraph (w) shall be added to the end of Section 2:

(w) Prior to any Unit Owner installing solar panels, photoelectric cell panels or similar type of solar energy collectors on any home in Carolina Landing, the Declarant and Association must approve in writing the installation and location of such solar panels, photoelectric cell panels or similar type of solar energy collectors. Further, all solar panels, photoelectric cell panels or similar type of solar energy collectors must be installed on the rear roof area of any home and may not be located in any yard on any Unit.

2. Except as amended herein, all remaining provisions of the Declaration shall remain in full force and effect.

[Signature Pages to follow]

IN WITNESS WHEREOF, the undersigned Declarant and Owner have caused this Amendment to be executed as of the day and year indicated in the acknowledgment block below.

DECLARANT

LAST Investments, LLC,
a North Carolina limited liability company

By: *LS Lee* (SEAL)
Name: *Laura S Lee*
As: Manager

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Laura S. Lee*.

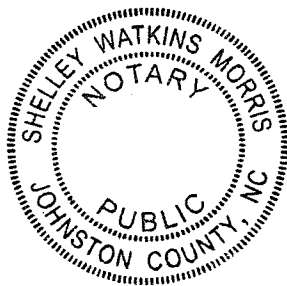
Date: *August 11, 2022*

Shelley Watkins Morris
Official Signature of Notary Public

Shelley Watkins Morris
Notary printed or typed name

[OFFICIAL SEAL]

My commission expires: *4-17-2026*



OWNER

Scott Lee Homes, Inc.,
a North Carolina corporation

By: *PS* (SEAL)
Name: *P. Scott Lee*
As: *President*

STATE OF NORTH CAROLINA

COUNTY OF *Johnston*

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *P. Scott Lee*.

Date: *August 11, 2022*

Shelley Watkins Morris
Official Signature of Notary Public

Shelley Watkins Morris
Notary printed or typed name

[OFFICIAL SEAL]

My commission expires: *4-17-2026*

