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Alleghany County, NC
Miranda H Roupe
Register of Deeds

STATE OF NORTH CAROLINA	)	AMENDMENT TO DECLARATION OF
	)	RESTRICTIVE COVENANTS OF
ALLEGHANY COUNTY	)	BEAR CREEK

This amendment to the Declaration of Restrictive Covenants, Conditions and Restrictions for the BEAR CREEK is made and entered into by the owners of the lots in Bear Creek development and members of Bear Creek Homeowners Association, Inc.

WITNESSETH:

THAT WHEREAS, Deerwood Park, LLC, (hereinafter "Developer") the fee simple owners of the real estate shown on the plat of Bear Creek, said plat being recorded in the Alleghany County Registry in Plat Book 9 at Page 419 and 420, of the Alleghany County Registry, created in that certain declaration of restrictions in Deed Book 304, at Page 957, of the Alleghany County Registry (hereinafter "Restrictions"), for the use and enjoyment of the owners of the properties included therein, specifying that these Restrictions shall constitute covenants to run with the land as provided by law and shall be binding on all parties and persons claiming under the Developer, and shall be for the benefit of and shall be limitations upon all future owners of said land, these Restrictions being established for the purpose of keeping the tracts and parcels of land shown on said plat desirable, uniform, and suitable for residential purposes as herein provided: These Restrictions are imposed to insure that in the future use of the property will be limited to attractive residential purposes; to prevent nuisances; to prevent any impairment of the attractiveness of the property; to maintain the atmosphere of desirability in Bear Creek, and thereby to secure to each site owner the full benefit and enjoyment of his home, with no greater advantage to each of the other site owners. Anything tending to detract from the attractiveness and value of the property for residential purposes will not be permitted.

WHEREAS, the provisions of such amendments are intended to create mutual equitable servitude upon each of said lots in favor of each and all other lots; to create reciprocal rights between the respective owners of all of such lots; to create privity of contract in the owners of such lots and their heirs, successors and assigns; and shall, after the owners of each lots, such

Submitted electronically by "Law Office of Heather R. Klein, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Alleghany County Register of Deeds.

owner's heirs, successors or assigns, operate as covenants running with the land for the benefit of each and all other such lots and their representative owners, present and future.

WHEREAS, at least sixty-seven percent (67%) majority of the current lot owners in Bear Creek have approved the amendment as herein set out to the Declaration of Covenants, Conditions and Restriction for Bear Creek.

NOW, THEREFORE, the lot owners do hereby amend the Restrictions as follows:

Section B) ARCHITECTURAL REQUIREMENTS, item (1) shall now read:

B) ARCHITECTURAL REQUIREMENTS

(1) All buildings constructed within Bear Creek shall have an exterior consisting of **natural wood, natural stone, log siding, bevel siding, or wood-grain fiber cement siding products (such as Hardie® Plank or equivalent products meeting the same standards).**

Any approved fiber cement siding shall:

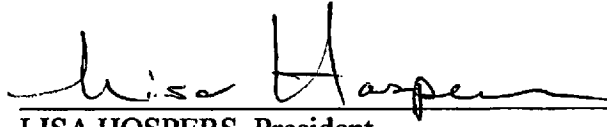
- Have a natural wood-grain texture.
- Be finished in natural earth-tone colors or stained/painted finishes intended to replicate the appearance of natural wood.
- Maintain the rustic mountain character and architectural harmony of Bear Creek as determined by the Architectural Review Committee.

Bright, highly reflective, or non-natural colors, including but not limited to white, blue, yellow, red, purple, pink, or similar colors that are inconsistent with the natural mountain appearance of the community, shall not be permitted.

The approval of wood-grain fiber cement siding **shall not** be interpreted as approval of vinyl siding, aluminum siding, engineered vinyl products, EIFS, synthetic stucco systems, or any other exterior siding materials not specifically authorized herein.

No imitation brick or imitation stone shall be permitted. No dwelling or any other building shall have a visible exterior consisting in whole or in part of concrete, concrete block, or cinder block. Concrete block may be used below grade or when completely covered with approved plaster, stucco, natural stone, or other approved exterior finish.

IN WITNESS THEREOF, the President of the Bear Creek, the designee of the lot owners of Bear Creek Homeowners Association, Inc., executes this amendment to the Declaration of the Restrictive Covenants of the Bear Creek which was duly adopted by the lot owners.

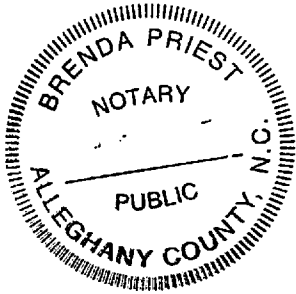


LISA HOSPERS, President
Bear Creek Homeowners Association, Inc.

STATE OF NORTH CAROLINA

COUNTY OF ALLEGHANY

Brenda Priest, Notary Public for said Country and State,
certify that LISA HOSPERS, personally came before me this day and
acknowledged that she is President of the Bear Creek Homeowners
Association, Inc., a non-profit corporation, and that by authority duly
given and as the act of the non-profit corporation, the foregoing instrument
was signed in its name by its President, sealed with its corporate seal.



Witness my hand and official seal, this the 16th day, of
October, 2026.



Notary Public

Commission Expires: 11/22/2027