



2023003733

DAVIDSON CO, NC FEE \$26.00

PRESENTED & RECORDED:

03-07-2023 10:29:14 AM

MICHAEL E. HORNE
REGISTER OF DEEDS

BY: NATASHA MCKENZIE
DEPUTY

BK: DE 2589

PG: 2297-2299

STATE OF NORTH CAROLINA

SECOND AMENDMENT TO DECLARATION OF

COVENANTS, CONDITIONS, AND RESTRICTIONS

DAVIDSON COUNTY

FOR ROSEWOOD HOA, INC.

This AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made on the date hereinafter set forth by 653 HARTMAN ROAD, LLC, a North Carolina limited liability company (herein DECLARANT).

WHEREAS, the Declarant desires to amend the Declaration to divide Lot 23 into Lots 23a and 23b per attached Exhibit B - plat.

NOW, THEREFORE, in accordance to ARTICLE X, SECTION 3 AMENDMENT, the DECLARANT hereby desires to amend the Declaration as follows:

ARTICLE 1 SECTION 9 shall now read "Period of Declarant Control" shall mean and refer to the period of time commencing on the date this Declaration is recorded in the Office of the Register of Deeds in which the land lays and continuing until the earlier of: (i) ten (10) years from the date the original Declaration is so recorded; (ii) such time as Declarant, together with all affiliated entities, shall cease at least one of the lots shown on the Plat which are intended for residential purposes in all phases; or (iii) such time as Declarant wishes to terminate its rights regardless of number of lots owned by Declarant with all affiliated entities such that Declarant with all affiliated entities will maintain architectural control over remaining lots owned by Declarant with all affiliated entities.

ARTICLE IV SECTION 6 shall now read "Annual assessments must be fixed at a uniform rate for all Lots and may be collected on an annual basis during the first calendar quarter of each year; provided, however, that so long as the Lot shall qualify for Class B and C membership the assessment for each such Lot shall be an equal amount of the regular assessment for Class A member. Special assessments must be fixed at a uniform rate for all Lots and may be collected on an annual basis; provided, however, that so long as the Lot shall qualify for Class B and C membership the assessment for each such Lot shall be an amount equal to twenty-five percent (25%) of the special assessment for a Class A member."

IN WITNESS THEREOF, the duly authorized representative of Declarant has executed this amendment.

DECLARANT:

653 HARTMAN ROAD, LLC, a North Carolina limited liability company

By: _____

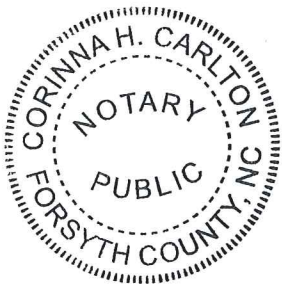


K. Todd Isenhour, President

State of North Carolina

County of Forsyth

I certify the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: K. Todd Isenhour on this 6TH day of March, 2023.



[OFFICIAL SEAL]

Corinna H. Carlton

Notary Public

Corinna H. Carlton

Printed Name

My Commission Expires: June 27, 2027



Michael E. Horne
Register of Deeds
P.O. Box 464
Lexington, NC 27293
336-242-2150

Davidson County Transaction #: 1396825
Receipt #: 1396825
Cashier Date: 3/7/2023 10:29:14 AM
(NMCKENZIE)

Print Date:
3/7/2023 10:29:16 AM

Customer Information	Transaction Information	Payment Summary
ISENHOUR HOMES LLC	Date Received: 3/7/2023 Source Code: MAIL Return Code: MAIL Total Docs Received: 1	Total Fees: \$26.00 Total Payments: \$27.00

1 Payment	
Credit Card - Authorization: 91373G	\$26.00
Credit Card Fee	\$1.00

1 Recorded Item		
(R/C) RESTRICTIVE COVENANTS	Instrument #: 2023003733 Book 2589 Page 2297 Date: 3/7/2023 10:29:14 AM From: 653 HARTMAN ROAD LLC To:	
Recording Fee 1st Page @ \$26.00	3	\$26.00
Additional Pages @ \$4.00		
1001 Excise Tax @ \$1 per \$500	0	\$0.00