RT: Thurman Wilson, I twell & GANIN CAMERON BROWN Bldg, STE LOS 301 S. Mcdowell St. Charlotte, N.C. 28204

FILED UNION COUNTY, NC CRYSTAL CRUMP REGISTER OF DEEDS

FILED Jan 25, 2016
AT 09:04 am
BOOK 06603
START PAGE 0753
END PAGE 0756
INSTRUMENT # 01715
EXCISE TAX (None)
JT

FIRST AMENDMENT TO THE

DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS

FOR WINCREST

STATE OF NORTH CAROLINA)))	FIRST AMENDMENT TO THE DECLARATION
)	OF COVENANTS, CONDITIONS &
)	RESTRICTIONS FOR WINCREST
COUNTY OF UNION)	

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINCREST ("Amendment") is made and entered into as of the 16 day of December, 2015, by Wincrest Homeowners Association, Inc., a North Carolina non-profit company, and all the persons and/or entities whose names and signatures appear on Schedule "A" hereto, which is incorporated herein by reference.

RECITALS

WHEREAS, the Wincrest Homeowners Association, Inc. (the "Association") is a property owners association and the persons and/or entities whose names and signatures are set forth of Schedule "A" are members of the Association by virtue of their ownership, whether individually or jointly, of a Lot within the Wincrest subdivision, Union County, North Carolina (collectively the "Owners"); and,

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Wincrest ("The CCR's") was recorded on April 13, 2000 in Book 1379 at Page 54 of the Union County Public Registry; and,

WHEREAS, The CCR's provide that they may be amended after April 15, 2005 by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots within the Wincrest Subdivision; and,

WHEREAS, the Owners, collectively, own more than seventy-five percent (75%) of the Lots subject to the CCR's and are desirous of amending the CCR's as hereinafter set forth; and,

WHEREAS, the Owners have directed the preparation of this Amendment for the express purpose of amending the CCR's, effective as of the date of the recording hereof (the "Effective Date").

NOW, THEREFORE, the Association and the Owners, by this Amendment, do declare that the CCR's shall be amended as hereinafter set forth such that the real property, including the Lots subject to the CCR's, shall be held, transferred, sold, conveyed, and occupied subject to the CCR's as amended by this Amendment, which CCR's and Amendment shall run with the real property and be binding on all parties owning any right, title, or interest in such real property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each Owner thereof.

FIRST AMENDMENT

Article VII shall be amended by adding the following Section 28 that reads as follows:

Section 28. Rental Restrictions. Effective upon the recordation hereof, all Lots shall be Owner occupied and no Lot shall, thereafter, be leased to a tenant or tenants, except that Owners of up to a maximum of ten percent (10%) of the Lots shall be permitted to enter into leases, provided, the Association shall maintain a listing of Owner Lots available for lease and Owners shall be permitted to lease their Lots in the order of priority set forth on such listing. The initial list shall include those Owners with Lots subject to a lease on the date of the recordation hereof. Provided further, leases shall be for an initial term of not less than one (1) year and prior to permitting occupancy by a tenant, each Owner entering into a lease of his/her Lot shall provide the Association with the name and address of the proposed tenant and a statement certifying 1) the lease is for an initial term of not less than one (1) year, and 2) that the Owner has obtained, with the consent of the tenant, a criminal background report on the tenant and/or tenants and that said report does not show any convictions for felonies within the previous ten (10) years or any offense that requires said tenant to register his/her name on any State's sex offender registry.

In the event that a lease expires or is terminated pursuant to North Carolina law and the Owner's property remains vacant for more than ninety (90) days, that Owner's Lot will be dropped from the rental listing and said Owner will be required to re-apply for rental status and be placed at the end of the list as it exists at the time of application. Finally, Owners that do not occupy their Lots must provide their contact information to the Association on an annual basis.

SECOND AMENDMENT

Article VII shall be amended by adding the following Section 29 that reads as follows:

Section 29. Registered Sex Offenders. Effective as of the date of the recordation hereof, no new Owner or tenant of any Owner that has been convicted of any offense which requires him/her to register themselves as a sex offender under any State's laws applicable thereto will be allowed to reside within the Wincrest Subdivision. Nothing contained in the foregoing shall prohibit any such Owner from owning or purchasing a Lot within the Wincrest Subdivision.

THIRD AMENDMENT

Article VII, Section 23, shall be amended and restated in its entirety, with language added to the end of Section 23 as follows:

"No Owner or tenant of any Owner shall leave a motor vehicle parked on the street, in front of any Lot or Common Area, overnight."

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals the day and year first above written.

[Insert Signature pages]

The undersigned President of Wincrest Homeowners Association, Inc. hereby confirms with her signature that this Amendment was approved by the required number of owners.

WINCREST HOMEOWNERS ASSOCIATION, INC.

Print Name: Robyn A. Fossdal

Its: President;

STATE OF NORTH CAROLINA

COUNTY OF Meckley burg

This the <u>lo</u> day of <u>December</u>, 2015 personally came before me Robyn A. Fossdal who being by me duly sworn, says that she is the President of Wincrest Homeowner's Association, Inc., that the statements contained in the foregoing instrument are true, and she voluntarily acknowledged the due execution of the foregoing instrument on behalf of said corporation.

Witness my hand and official seal, this the // day of December, 2015.

NICHOLAS J TRAVAGLINI

Notary Public Mecklenburg Co., North Carolina My Commission Expires July 15, 2017

(Seal)

Notary Public

My Commission Expires: July 15, 2017