

FILED IN HENDERSON COUNTY REGISTER OF DEEDS
OFFICE. NEDRA W. MOLES, REGISTER *u*

DATE: 12/3/07 TIME: 9:30 AM

EXCISE TAX STAMP: _____

BOOK: 1342 PAGE: 762



Prepared by J. Michael Edney. Please return to J. Michael Edney, Esq., 1509 Haywood Road, Suite C, Hendersonville, North Carolina 28792

References: Book 761, Page 277
Book 1066, Page 309
Book 1103, Page 484

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**AMENDMENT TO RESTATED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS – LAUREL PARK PLACE**

THIS AMENDMENT made this 9th day of November, 2007, by Laurel Park Place Owners' Association, Inc., a North Carolina non-profit corporation;

WHEREAS, Laurel Park Place Owners' Association, Inc. ("Association") is the association of unit owners at Laurel Park Place, townhouses located in Henderson County, North Carolina; and

WHEREAS, the Association is subject to the Restated Declaration of Covenants, Conditions and Restrictions – Laurel Park Place ("Declaration") and Bylaws, as amended, recorded in the Henderson County Registry of Deeds in Deed Book 761 at Page 277; and

WHEREAS, in accordance with the provisions of Article XIII, Section 3, of the original Declaration and Article XII, Section 2, of the original Bylaws, the unit owners owning at least sixty-six and two-thirds percent (66 2/3%) of the townhouses signed a written agreement adopting this amendment;

NOW THEREFORE, the Declaration of Laurel Park Place is hereby amended as follows:

Article III, Section 3 entitled "Owners' Easements for Ingress and Egress" is hereby amended as follows:

ARTICLE III

Section 3. Owners' Easements for Ingress and Egress. Every Townhouse shall be conveyed with a perpetual, non-exclusive right to use any common roadway or walkway as part of the Common Area for the purpose of providing vehicular and pedestrian access to and from each Townhouse.

Article IX, Section 15 is hereby added as follows:

ARTICLE IX

Section 15. Each residence has assigned to it a specific driveway and second parking spot for exclusive use and control for the vehicles (s). This does not convey ownership and these remain part of common ground. Parking in an assigned driveway or spot of another residence without permission is not permitted.

Only passenger vehicles in operating condition with current license tag and inspection sticker may be parked in driveways and parking areas. Any boats, trailers, commercial trucks, motorcycles and recreation vehicles of any sort must be parked in a garage. These types of vehicles may not be parked on any common ground (i.e. driveways and second parking areas) except for loading and unloading with the time not to exceed four hours. Service vehicles belonging to a contractor working on a residence may not be parked for longer than ten hours.

The association may cause vehicles or property parked in violation of the above rules to be removed and stored at the expense of the owner of the residence who parked or whose invitee parked in violation thereof.

IN WITNESS WHEREOF, the undersigned officers of Laurel Park Place Owners' Association, Inc. hereby certify that the above amended Declaration for Laurel Park Place was duly adopted by the Association and its membership in accordance with and pursuant to the Declaration of the Association.

This 3 day of Dec, 2007.

Laurel Park Place Owners' Association, Inc.

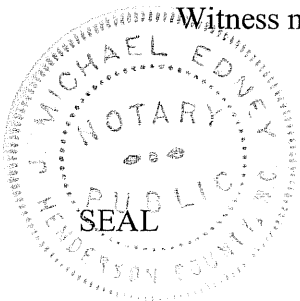
by: Elizabeth C. Maggner Park
President

Attest: Elaine S. Smith
Secretary

NORTH CAROLINA
HENDERSON COUNTY

I, J. Michael Edney, Notary Public for said County and State, certify that Elaine S. Smith personally came before me this day and acknowledged that s/he is Secretary of Laurel Park Place Owners' Association, Inc., a nonprofit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by him/herself as its Secretary.

Witness my hand and official seal, this is 3 day of Dec, 2007.



J. Michael Edney
Notary Public

My commission expires 6/11/2010.