

FOR REGISTRATION REGISTER OF DEEDS
Laura Y Anderson
Burke County, NC
December 29, 2015 11:15:55 AM
Book 2217 Page 399-413
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INSTRUMENT # 2015011113



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Prepared by Martha McMurray-Russ, PO Box 753, Morganton, NC
28680

NORTH CAROLINA
BURKE COUNTY

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF LAKE RIDGE
(Original recording Book 869, Page 1018 ,Burke Registry)

This Second Amendment to the Declaration of Covenants,
conditions and restrictions for Lake Ridge is made this the 1
day of October, 2015, by Lakeridge Owners'
Association, joined by the property owners Wendell A. Sugg and
wife, Anne G. Sugg, Richard L. DeAugustinis and wife, Sally
DeAugustinis, John R. Miller and wife, Jeanette D. Miller,
Pamela Renee Queen and John Freeman, Theodore C. Restel and
wife, Holly S. Restel, Robert M. Bell and wife, Barbara Lynn
Bell, Greg McMurray, Keith E. Antal and wife, Donna J. Antal,
James R. Hamrick and wife, Rachel Hamrick, and Charles Haynes
and wife, Janice Haynes.

WITNESSETH

1. Lakeridge Subdivision was originally developed by
Crescent Resources, LLC, a Georgia Limited Liability Company
(the Declarant), which has previously filed the Declaration of
Covenants, Conditions and Restrictions - Lakeridge dated August
6, 1996 and recorded in Bok 869, Page 1018, Burke Registry.

2. The original restrictions have been amended one time, by
instrument filed for registration on June 8, 1998, recorded in
Book 902, Page 216, Burke Registry.

3. The Covenants, Conditions and Restrictions may be amended under the provisions of Article XI, General Provisions, Section 3.

4. The Declarant Crescent Resources, Inc., does not own any lots in Lakeridge Subdivision and therefore the Declarant does not retain any voting rights. There are ten lots in Lakeridge, not counting the septic field lots. The lots are owned as follows:

Lot 1 is owned by James R. Hamrick, Book 869, Page 2144, Burke Registry

Lot 2 is owned by Keith E. Antal and Donna J. Antal, Book 2185 Page 109

Lot 3 is owned by Greg McMurray, Book 897, Page 1256

Lot 4 is owned by Robert M. Bell and Barbara Lynn Bell, Book 2108, page 480

Lot 5 is owned by Theodore C. Restel and Holly S. Restel, Book 870, Page 204

Lot 6 is owned by Pamela Renee Queen Book 1402, Page 953

Lot 7 is owned by John R. Miller and Jeanette D. Miller Book 949, page 1851

Lot 8 is owned by Richard L. DeAugustinis and Sally DeAugustinis Book 873, Page 1425

Lot 9 is owned by Wendell A. Sugg and Anne G. Sugg, Book 1347, Page 681

Lot 10 is owned by Dennis J. Adcock and Nancy N. Adcock, Book 1306, Page 77 Each lot has one vote.

5. The Declaration provides that the Declaration of Covenants, Conditions and Restrictions may be amended by an agreement signed by Owners holding a majority of votes appurtenant to the Lots which are then subject to this Declaration for most amendments, and to amend certain material provisions of the Declaration, a written agreement signed by Owners holding two thirds of votes appurtenant to the Lots is required.

6. The Declaration does not contain any provisions regarding rental of dwellings or other structures built on the lots. In recent months, there have been residential properties within the Crescent Communities, of which Lakeridge Subdivision is a part, which have been advertised for rent as short term vacation rentals, and in some cases, have been marketed as multi family vacation units.

7. The Purpose Statement of the Original Declaration provides that the Declarant desires to insure the attractiveness of the (Lakeridge) Development, to prevent any future impairment thereof, to prevent nuisances and enhance the value and amenities of all properties within the development. Under Article VIII captioned "RESTRICTIONS", the lots are restricted to be residential lots and shall be used only for private residential and recreational purposes. No structure or dwelling other than for use as a single family residential dwelling.

8. The undersigned Lot Owners believe that short term vacation rentals violates the spirit of the Declaration to provide for single family residential use.

9. The Lakeridge Homeowners Association has presented this Amendment for approval to each of the current Lot Owners in Lakeridge Subdivision and has obtained the signatures of at least two thirds of all votes entitled to be cast by Members of the Association consenting to said Amendment.

10. The Lakeridge Home Owners Association and the undersigned owners desire to amend the Original Declaration for the purpose of requiring that any property that is rented within Lakeridge Subdivision shall be rented as a single family unit for a period of not less than six (6) months.

NOW THEREFORE, by this Second Amendment, The Lake Ridge Home Owners Association joined by the undersigned property owners hereby amends the Original Declaration and all subsequent amendments as follows:

The following sentence is hereby added to the end of the paragraph of Section 1, captioned "Land Use, Building Type and Residential Restrictions", under Article VIII Restrictions:

Limitations on the Rental of Property. No housing unit located within Lakeridge Subdivision shall be marketed or leased as a vacation or short term rental unit. The minimum rental contract required shall be a minimum of six (6) months.

All residences located in Lakeridge Subdivision shall be used as single family dwellings and may not be leased or otherwise used for multi family use.

All covenants, conditions, restrictions and easements established by and contained in the Original Declaration and the First Amendment, shall remain in full force and effect, as

clarified by this second Amendment.

This second amendment to the Declaration of Covenants, Conditions and Restrictions for Lakeridge Subdivision shall be effective as of the date of filing.

In witness whereof Lakeridge Homeowners Association, a North Carolina non profit corporation, has caused this instrument to be signed in its corporate name by the President of the corporation, and its seal to be affixed by authority of its Board of Directors, and the undersigned property owners have hereunto set their hands and seals, this the 25th day of November, 2015.

Lakeridge Homeowners Association, Inc.
By: Pam Queen (seal)
Pam Queen, President

NORTH CAROLINA
BURKE COUNTY

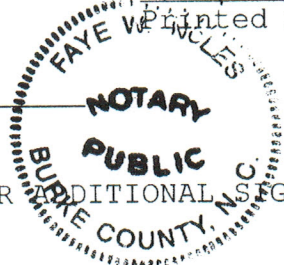
I, Faye W. Noles, Notary Public, certify that PAM QUEEN personally came before me this date and acknowledged that she is the President of the Lakeridge Homeowners Association, Inc., a North Carolina non profit corporation, and that by authority duly given and as the act of the corporation, she acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my hand and seal this the 25th day of November, 2015.

Faye W. Noles
Notary Public

FAYE W. NOLES
Printed name

My Commission Expires:
8-15-2016



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

Wendell A. Sugg (SEAL)
Wendell A. Sugg

Anne G. Sugg (SEAL)
Anne G. Sugg

NORTH CAROLINA
BURKE COUNTY

I, Kim C. Dean, Notary Public, certify that WENDELL A. SUGG AND WIFE, ANNE G. SUGG, personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 12th day of October, 2015.

Kim C. Dean

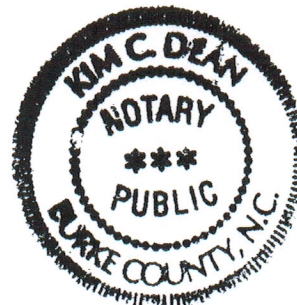
Notary Public

Kim C. Dean

Printed name

My Commission Expires:

10.24.15



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

Richard L. DeAugustinis (SEAL)
Richard L. DeAugustinis

Sally DeAugustinis (SEAL)
Sally DeAugustinis

NORTH CAROLINA
BURKE COUNTY

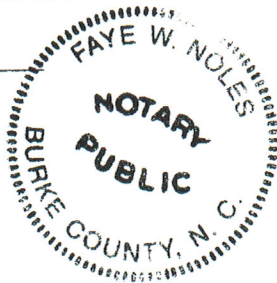
I, Faye W. Noles, Notary Public, certify that RICHARD L. DeAUGUSTINIS AND WIFE, SALLY DeAUGUSTINIS, personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 19th day of October, 2015.

Faye W. Noles
Notary Public
Faye W. Noles
Printed name

My Commission Expires:

8.15.2016



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

This second amendment to the Declaration of Covenants, Conditions and Restrictions for Lakeridge Subdivision

the undersigned property owners have hereunto set their hands and seals, this the 7th day of October, 2015.

~~Lakeridge Homeowners Association, Inc.~~

By: _____ (seal)
President

Jessette D. Miller (SEAL)

John R. Miller (SEAL)

(SEAL)

(SEAL) See following page for notary acknowledgement

(SEAL)

Acknowledgement

STATE OF NORTH CAROLINA

COUNTY OF Buncombe

I certify that Jeanette D Miller; John R Miller personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: second Amendment to Declaration of Covenants
Name or description of attached document

I further certify that (select one of the following identification options):

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a Drivers License
type of identification
- A credible witness, _____, has sworn or affirmed to me the
name of credible witness
identity of the principal, and that he or she is not a named party to the foregoing document, and has no interest in the transaction.

Date: 10/07/2015

Gabriel Peck
Notary Public

Gabriel Peck
Typed or Printed Notary Name

My commission expires: 10/23/2017



CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

Pamela Renee Queen (SEAL)
Pamela Renee Queen

John Freeman (SEAL)
John Freeman

NORTH CAROLINA
BURKE COUNTY

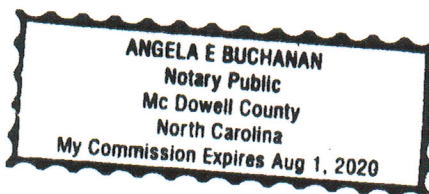
I, Angela E. Buchanan, Notary Public, certify that PAMELA RENEE QUEEN AND JOHN FREEMAN, personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 1 day of October, 2015.

Angela E. Buchanan
Notary Public
Angela E. Buchanan
Printed name

My Commission Expires:

8-1-2020



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

Theodore C. Restel (SEAL)
Theodore C. Restel

Holly S. Restel (SEAL)
Holly S. Restel

NORTH CAROLINA
Burke COUNTY

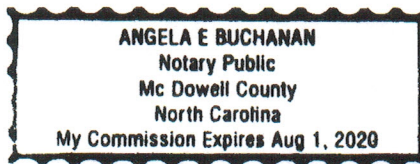
I, Angela E. Buchanan, Notary Public, certify that THEODORE C. RESTEL AND WIFE, HOLLY S. RESTEL, personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 12 day of ~~October~~, 2015.
November

Angela E. Buchanan
Notary Public
Angela E. Buchanan
Printed name

My Commission Expires:

8-1-2020



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

Robert M Bell (SEAL)
Robert M. Bell

Barbara Lynn Bell (SEAL)
Barbara Lynn Bell

NORTH CAROLINA
Buncombe COUNTY

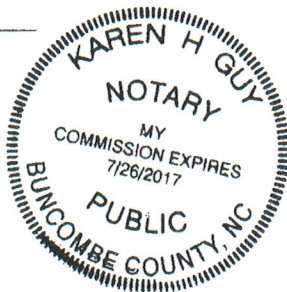
I, Karen H Guy, Notary Public, certify that ROBERT M. BELL AND WIFE, BARBARA LYNN BELL, personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 8th day of October, 2015.

Karen H Guy
Notary Public
Karen H Guy
Printed name

My Commission Expires:

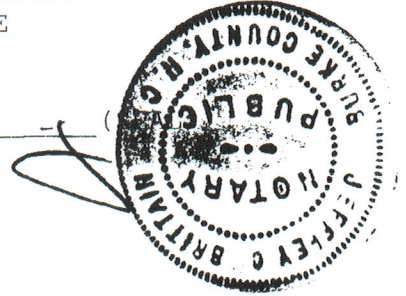
07/26/2017



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

Greg McMurray
Greg McMurray



NORTH CAROLINA
Burke COUNTY

I, Jeffrey C. Brittain, Notary Public, certify that GREG MCMURRAY personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 12th day of October, 2015.

Jeffrey C. Brittain
Notary Public
Jeffrey C. Brittain
Printed name

My Commission Expires:

Sept. 26, 2020

SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

Keith E. Antal (SEAL)
Keith E. Antal
Donna J. Antal (SEAL)
Donna J. Antal

NORTH CAROLINA
BURKE COUNTY

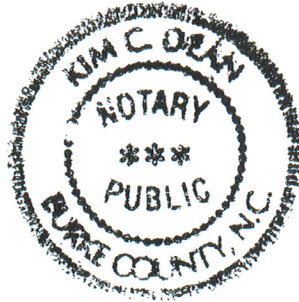
I, Kim C. Dean, Notary Public, certify that KEITH E. ANTAL AND WIFE, DONNA J. ANTAL, personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 2nd day of October, 2015.

Kim C. Dean
Notary Public
Kim C. Dean
Printed name

My Commission Expires:

10.31.15



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

James R. Hamrick (SEAL)
James R. Hamrick
Rachel Hamrick (SEAL)
Rachel Hamrick

NORTH CAROLINA
Polk COUNTY

I, Amber M. Ball, Notary Public, certify that JAMES R. HAMRICK AND WIFE, RACHEL HAMRICK, personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 12 day of October, 2015.

Amber M. Ball
Notary Public
Amber M. Ball
Printed name

My Commission Expires:

10/20/16



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS

CONTINUATION PAGE OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKE RIDGE

Charles Haynes (SEAL)
Charles Haynes

Janice Haynes (SEAL)
Janice Haynes

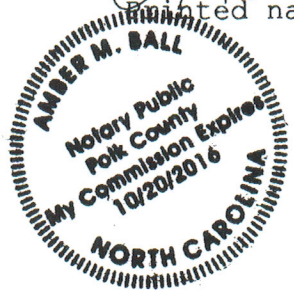
NORTH CAROLINA
Rutherford COUNTY

I, Amber M Ball, Notary Public, certify that CHARLES HAYNES AND WIFE, JANICE HAYNES, personally came before me this date and acknowledged the due execution of the foregoing instrument.

In witness whereof, I hereby set my and notarial seal this the 12 day of October, 2015.

Amber M Ball
Notary Public
Amber M Ball
Printed name

My Commission Expires:
10/20/16



SEE FOLLOWING PAGES FOR ADDITIONAL SIGNATURES AND ACKNOWLEDGEMENTS