

BK 2152 PG 68 - 71 (4) DOC# 10000909  
This Document eRecorded: 05/31/2018 02:31:07 PM  
Fee: \$26.00 DocType: ADMT Tax: \$0.00  
Franklin County, North Carolina  
Brandi Smith Davis, Register of Deeds

Prepared by and return to:  
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P. O. Box 1187  
Wake Forest, NC 27587

NORTH CAROLINA

**AMENDMENT TO THE RESTRICTIVE  
COVENANTS FOR PATTERSON WOODS  
SUBDIVISION**

FRANKLIN COUNTY

THIS AMENDMENT TO THE RESTRICTIVE COVENANTS FOR PATTERSON WOODS SUBDIVISION is made on the 18<sup>th</sup> day of May, 2018 by PATTERSON WOODS, LLC, a North Carolina Limited Liability Company, and (hereinafter referred to as "DECLARANT");

**WITNESSETH:**

WHEREAS, Declarant previously recorded Restrictive Covenants for Patterson Woods in Book 1429 Page 969, Franklin County Registry and as amended in Book 1567 Page 183, Book 1585 Page 996, Book 1686 Page 750, Book 1904 Page 271, Book 2077 Page 78 and Book 2088 Page 962, all of the Franklin County Registry (collectively referred to as the "Declaration"); and

WHEREAS, the Declaration provides in Article XIII, Section 3 that the Declaration may be amended by Declarant alone during the first twenty (20) year period; and

WHEREAS, the Declarant joined by the Board now desires to amend the Declaration;

Submitted electronically by "warren, shackelford & thomas, P.L.L.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Franklin County Register of Deeds.

NOW, THEREFORE, Declarant and the Board do hereby declare that the Declaration shall be amended as follows:

1. Article VII, Section 12 shall be amended to address "commercial vehicles" only by adding the following language: "The term "commercial vehicle" as used herein shall mean and refer to motorized trailers, hitches, vehicles, vans, buses or trucks or eighteen wheelers or tractors whose principal purpose is for use in a trade or business and which contain pipes, ladders, tools, trailers and other equipment hanging off of or shown on the exterior of the vehicle, van, bus, or truck. The phrase "commercial vehicle" shall not include vehicles, vans, buses, or trucks with commercial logos, signs, emblem, insignia or advertising displayed on the vehicle provided such vehicles, vans, buses, or trucks do not have pipes, ladders, tools, trailers, and other equipment hanging off of or shown on the exterior of the vehicle, van, bus, or truck. The term "commercial vehicles" shall not refer to private non-commercial trucks, vans, mini-vans and sport utility vehicles used for commuting to or from a place of business and from or to the Owner's principal residence, and which do not have commercial logos, signs, emblems, insignia or advertising displayed on the vehicle itself. Commercial vehicles are limited to ¾ ton trucks with 2 axles. The architectural committee reserves the right to review and approve any vehicles with visible work equipment and/or signage."
2. Article VII, Section 15 shall be amended to address "basketball goals" only by deleting the language "Basketball goals must be maintained in a location such that they are not in clear sight of the roadways" and replacing with the following language: "Basketball goals must meet the guidelines noted in Article VII Section 5 and be maintained in a condition that is not unsightly, unclean, or unkept. Basketball backstops are not allowed to be mounted on the house or garage. Basketball goals (in-ground mounted preferred) are allowed in rear yards and deep side yards. For lots with front load garages or other circumstances that may represent high public visibility, both permanent and portable basketball backstops must be located with the following specifications: the backstop must be placed in the rear third of the driveway (toward the house)."
3. Article VII, Section 18 shall be deleted in its entirety and replaced with the following language: "In accordance with the federal Telecommunications Act of 1996, installation of a satellite dish does not require prior approval, provided that the dish is: a) No more than one (1) meter (39.37 inches in diameter, b) Has a hidden cable, c) Is not placed in front of a home, unless the installation company provides a letter confirming that a signal may not be obtained in any other location and if dish must be placed in front of home or in view of roadway, screening material may be required and d) Is placed on the roof on the back of the house. No other antennas, aerials, disks and dishes shall be permitted on any lot without permission of the Declarant or the Architectural Committee as to design, appearance and location or pursuant to regulations issued for that purpose."
4. Article VIII, Section 6 shall be deleted in its entirety and replaced with the following language: "No trash, rubbish, garbage or other waste material shall be kept or

permitted upon any lot or common area except in sanitary containers located in a garage or in an approved screened area. The preferred method of containment is in a garage, screened area, or behind the home out of sight from the roadway. If kept by the side of any home, that container must be kept neat, with a closed lid and with no overflow trash coming out of the container itself or beside the container. The architectural committee reserve the right to review and fine any homeowner who consistently fails to abide by this condition.”

- 5. Article VIII, Section 7 Subsection (b) shall be amended to delete the following language in its entirety: “All driveway entries to have a stone culvert surround on each end of drainage pipe, not to exceed 6” above surface of driveway.”

Except as set forth herein, the remainder of the Declaration of Covenants, Conditions and Restrictions for Patterson Woods Subdivision as recorded and notated in Book 1429 Page 661, Franklin County Registry and as amended in Book 1567 Page 183, Book 1585 Page 996, Book 1686 Page 750, Book 1904 Page 271, Book 2077 Page 78 and Book 2088 Page 962, all of the Franklin County Registry (collectively referred to as the “Declaration”) shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the DECLARANT herein, has signed and sealed this instrument, the 11 day of April, 2018.

PATTERSON WOODS, LLC

By: Horsecreek Associates, Inc., Manager

By: [Signature]  
Title: President

STATE OF NORTH CAROLINA, COUNTY OF Wake

I, Benjamin C. Prevette, a Notary Public, do hereby certify that Robert W. Neeb personally appeared before me this day and acknowledged that he is  President of Horsecreek Associates, Inc., a North Carolina Corporation, which is Manager of Patterson Woods, LLC, 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.

WITNESS my hand and official seal, this 11 day of April, 2018.

[Signature]  
NOTARY PUBLIC

My commission expires: 02-14-2022



JOINED BY THE BOARD:

PATTERSON WOODS HOMEOWNERS ASSOCIATION, INC.

By: Karen D Price  
Title: President

STATE OF NORTH CAROLINA, COUNTY OF Wake  
I, Kimberly K. Toole, a Notary Public, do hereby certify that  
Karen D Price personally appeared before me this day and  
acknowledged that he is  President of Patterson Woods Homeowners Association,  
Inc., a North Carolina Non-Profit 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.

WITNESS my hand and official seal, this 18 day of May, 2018.

Kimberly K Toole  
NOTARY PUBLIC

My commission expires: 2/3/2020

Kimberly K Toole  
Notary Public  
Wake County, NC  
My Commission Expires 2/3/20