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AMENDMENT TO DECLARATIONS

GRANTOR: BRANTLEY OAKS HOMEOWNERS ASSOCIATION OF UNION COUNTY,
INC.

GRANTEE: BRANTLEY OAKS HOMEOWNERS ASSOCIATION OF UNION COUNTY,
INC.

Prepared by: Kenneth Love, Esq.

Mail after recording to: Kenneth Love
19590 Independence Pointe Parkway, Suite 200, Matthews, NC 28105

State of North Carolina
County of Union

**AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR BRANTLEY OAKS
SUBDIVISION**

This AMENDMENT made this 17 day of Feb., 2023 by Brantley Oaks Homeowners Association of Union County, Inc. a North Carolina non-profit corporation; and

WHEREAS, **Brantley Oaks Homeowners Association of Union County, Inc.** (“Association”) is the association of property owners in Brantley Oaks Subdivision, a residential community organized and located in Union County, North Carolina; and

WHEREAS, the Association was established as a residential community to be organized, controlled and governed by the Declaration of Covenants, Conditions, and Restrictions for Brantley Oaks recorded in Deed Book 1066 at Page 764, et seq., in the Union County Registry of Deeds (“Declaration”); and

WHEREAS, in accordance with the provisions of Article 7, Section 5 of the Declaration, the owners of Lots to which at least seventy-five percent (75%) have signed this instrument in favor of the adoption of this amendment to the Declaration; and

NOW, THEREFORE, the Declaration of Covenants, Conditions, and restrictions for Brantley Oaks Subdivision are hereby amended as follows:

Article 6 is amended by deleting section (a) in full and replacing it as follows:

(a) Residential Purposes. All Lots shall be used for single-family residential, non-transient, purposes only, and common recreation purposes auxiliary thereto, and for no other purpose. No condominium, townhouse, duplex, apartment or other multi-family residential uses are permitted on the property. However, “mother-in-law” suites may be included in a single-family residence provided that same meets the approval of the Architectural Review Committee and all applicable zoning requirements. Specifically prohibited uses include Institutional uses, including but not limited to group homes, day care centers, churches, temples or shrines, rest homes, schools, medical care facilities, lodges, inns, short-term rentals less than 6 months, of any type, beds and breakfasts. Each Lot shall be in compliance with the zoning laws of the Town of Mineral Springs and/or Union County, if applicable. Only one single-family residence shall be erected on any one Lot.

Article 6 is further amended by deleting section (m) in full and replacing it as follows:

(m) Vehicles & Parking.

(i) During new construction, each Owner shall provide space for parking two (2) automobiles on his Lot prior to occupancy of any dwelling constructed on such Lot in accordance with reasonable standards established by the Architectural Review Committee.

(ii) No automobiles may be parked on any Lot, except in the driveway serving such Lot or inside a garage.

(iii) No commercial vehicles over one (1) ton capacity, aircraft, boat, boat trailer, jet ski, automobile trailer, bus (including school bus), travel trailer, house trailer, camper or other recreational vehicle may be stored more than 2 overnights on any Lot or street unless the same be within a closed garage or area not visible from the streets or from adjoining dwellings. Class A and Class C RVs may not be stored on a lot or parked on the street overnight. This restriction shall not apply to the following: construction trailers, or other vehicles and construction equipment which may be used by the Declarant and/or Builder and/or its/their agents and contractors.

(iv) No stripped, partially wrecked, or junked motor vehicle, or part thereof, or unlicensed vehicles may be kept, or stored, on a Lot.

(v) No vehicle of any size which transports inflammatory, hazardous or explosive cargo may be kept within the Property at any time.

Except as specifically set forth herein, the remaining provisions of the Declaration shall remain in full force and effect.

This Amendment to the Declaration shall be effective on the date of recordation of the same in the Office of the Union County Register of Deeds.

This Amendment to the Declaration has been approved or ratified by at least 80% of the of the Board of the Association.

IN WITNESS WHEREOF, the Association, with the consent of at least seventy-five percent (75%) of the votes held by each class of Members of the Association as such classes are set forth in the Association Documents; and the approval or ratification of a majority of the Board, hereby amend the Declaration for the purposes expressed hereinabove, and do hereby declare that the foregoing Amendment to the Declaration shall be binding on all parties having or hereafter acquiring any right, title or interest in the Properties subject to the Declaration, inclusive of any and all Lots and Dwellings, or any part thereof, and shall inure to the benefit of each Owner or successor in interest, heir, transferee, assignee, or otherwise thereof.

A North Carolina Non-Profit Corporation

By: Matt Wirtner , Its President

STATE OF NORTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF UNION

I, Megan Thompson, a Notary Public of the County and State aforesaid, certify that Matt Wirtner personally came before me this day and acknowledged that s/he is the President of Brantley Oaks Homeowners Association of Union County, 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.

Witness my hand and official stamp or seal, this 17 day of Feb, 2023.

Megan Thompson
Notary Public, State of South Carolina
My Commission Expires June 25, 2028



Notary Public

Megan Thompson

Printed Name

My Commission Expires: June 25, 2028

By: Larry Ritter
LARRY RITTER, Its Secretary

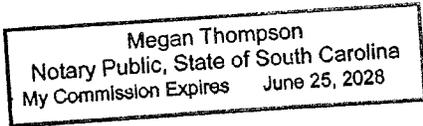
STATE OF NORTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF UNION

I, Megan Thompson, a Notary Public of the County and State aforesaid, certify that Larry Ritter personally came before me this day and acknowledged that s/he is the Secretary of, Brantley Oaks Homeowners Association of Union County, Inc., 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 Secretary.

Witness my hand and official stamp or seal, this 17 day of Feb, 2023



[Signature]
Notary Public

Megan Thompson
Printed Name

My Commission Expires: June 25, 2028