

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
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Prepared by and after recording return to:
Womble Bond Dickinson (US) LLP (JSS)
301 South College Street, Suite 3500
Charlotte, NC 28202

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ENDAHVEN TERRACES

This **FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ENDAHVEN TERRACES** (this "Amendment") is made this 14th day of August, 2024, by **HC ENDAHVEN, LLC**, a North Carolina limited liability company and **HC ENDAHVEN TERRACES, LLC**, a North Carolina limited liability company (hereinafter collectively referred to as "Declarants"). Unless otherwise noted, all defined terms shall have the meaning ascribed in the Declaration (as defined below).

RECITALS

WHEREAS, the Declarants executed that certain Declaration of Covenants, Conditions and Restrictions for Endhaven Terraces dated as of May 7, 2024 and recorded on May 8, 2024 in Book 38803, Page 801 in the Office of the Register of Deeds for Mecklenburg County, North Carolina (the "Declaration"), which Declaration relates to and governs that certain real property more particularly described therein;

WHEREAS, the Declarants are the sole Owners of the Property; and

WHEREAS, the Declarants desire to amend the Declaration in accordance Article 15 of the Declaration to make the modifications provided herein.

NOW, THEREFORE, in consideration of the recitals set forth above (which, by this reference, are incorporated into the operable and enforceable provisions of this Amendment), the mutual agreements set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarants agree that the Declaration shall be amended as follows:

submitted electronically by "Womble Bond Dickinson (US) LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

1. The first sentence of Section 8.7 of the Declaration is hereby deleted and replaced with the following:

“All vehicles must be parked in garages, driveways or in parking spaces as designated by the Association.”

2. Section 8.17 of the Declaration is hereby deleted in its entirety and replaced with the following:

“**Section 8.17. Leases.** Each lease relating to any Lot must be for a term of at least six (6) months, be in writing, and provide that the tenant shall abide by all of the terms and provisions of this Declaration, the Charter Documents and any rules and regulations adopted by the Board.”

3. **Incorporation; Ratification.** Except as specifically set forth herein, the Declaration remains unchanged and in full force and effect and Declarants, with the execution of this Amendment, hereby ratify, affirm and approve the Declaration, as amended hereby.

4. **Covenants Running with the Land; Binding Nature.** This Amendment and the Declaration, as amended from time to time, and the rights and obligations thereunder, shall run with title to the Property and shall be appurtenant thereto, and shall bind and inure to the benefit of the Declarants and subsequent owners of the Property, and their respective heirs, successors and assigns.

5. **Governing Law.** This Amendment shall be construed under and enforceable in accordance with the laws of the State of North Carolina.

[The remainder of this page is left blank intentionally.]

IN WITNESS WHEREOF, the Declarants have caused this Amendment to be duly executed as of the date set forth above.


DECLARANTS:

HC ENDHAVEN, LLC,
a North Carolina limited liability company


By: 
J. Bart Hopper, Manager

STATE OF NORTH CAROLINA

COUNTY OF Lincoln

I, , a Notary Public for said County and State, do hereby certify that J. Bart Hopper, as Manager of HC Endhaven, LLC, a North Carolina limited liability company, being personally known to me, personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein.

Witness my hand and Notarial stamp or seal this 14 day of August, 2024.


Notary Public

My Commission Expires: 11/9/2027



HC ENDHAVEN TERRACES, LLC,
a North Carolina limited liability company

By: 
J. Bart Hopper, Manager

STATE OF NORTH CAROLINA

COUNTY OF Lincoln

I, Stephanie I. Helms, a Notary Public for said County and State, do hereby certify that J. Bart Hopper, as Manager of HC Endhaven Terraces, LLC, a North Carolina limited liability company, being personally known to me, personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein.

Witness my hand and Notarial stamp or seal this 14 day of August, 2024.


Notary Public

My Commission Expires: 11/9/2027

