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Fee Amt: \$26.00 Page 1 of 3  
WAYNE COUNTY, NC  
LOIS J MOORING REGISTER OF DEEDS

RETURN: H JACK EDWARDS

BK 3179 PG 181-183

STATE OF NORTH CAROLINA:

3 26<sup>00</sup>

COUNTY OF WAYNE:

**AMENDMENT TO RESTRICTIVE COVENANTS  
GANDER LAKE  
SECTION ONE AND FUTURE SECTIONS**

WHEREAS, the property in the subdivision known as GANDER LAKE is subject to the RESTRICTIVE COVENANTS GANDER LAKE SECTION ONE AND FUTURE SECTIONS as recorded in the Wayne County Registry in Book 3106 at Pages 205-234; and

WHEREAS, the Developer currently owns lots in Gander Lake and desires to amend the aforesaid Restrictive Covenants as hereinafter set forth pursuant to the authority given in ARTICLE XIV GENERAL PROVISIONS Section 2 Amendment.

NOW THEREFORE, the undersigned does hereby approve and adopt the following amendments to the Restrictive Covenants Gander Lake Section One and Future Sections recorded in Book 3106 at Pages 205-234 in the Wayne County Registry:

1. ARTICLE II USE RESTRICTIONS Section 5 is amended by deleting the following language from this section: Only ornamental fences (e.g., split rail fences or fences through which there is at least 75% visibility) not to exceed three foot (3") in height may be erected between the house and the street lines.
2. ARTICLE VIII COVENANT FOR ASSESSMENTS Section 5.1 Regular Assessments is amended by deleting the last sentence and inserting the following language in its place: The minimum annual regular assessment shall be \$100.00 to be billed as determined by the Association.

3. ARTICLE VIII COVENANT FOR ASSESSMENTS is amended by adding a new section as follows: Section 5.3 (a) Capital Assessment There shall be a capital contribution assessment in the amount of \$250.00 due the Association at the time that an improved lot with a dwelling is first conveyed by the Builder or other owner of the lot to the new owner that will occupy the dwelling.

4. ARTICLE VIII COVENANT FOR ASSESSMENTS Section 5.5 Billing is amended by deleting the second and third sentences and replacing it with the following language: The Regular Assessment shall be due and payable as determined by the Board of Directors of the Association.

Except as amended herein, the RESTRICTIVE COVENANTS GANDER LAKE SECTION ONE AND FUTURE SECTIONS shall remain in full force and effect as originally recorded in Book 3106 Pages 205-234 in the Wayne County Registry.

IN THE WITNESS WHEREOF, the undersigned as the Developer and current owner of all lots in Gander Lake Section One have caused this instrument to be duly signed for the purposes therein expressed.

GANDER LAKE DEVELOPMENT, LLC

BY: 

Member/Manager

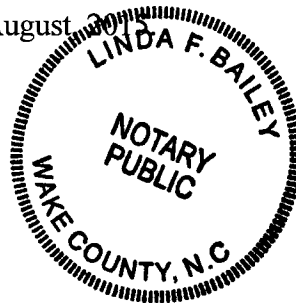
STATE OF NORTH CAROLINA:

COUNTY OF Wake:

I, Linda F. Bailey, a Notary Public of the County and State aforesaid, certify that Philip Tyler as Member/Manager of Gander Lake Development, LLC, personally came before me, this day and acknowledged that he is a Member/Manager of Gander Lake Development, LLC, and being authorized to do so, executed the foregoing on behalf of the company.

WITNESS my hand and Notarial Seal, this the 31<sup>st</sup> day of August, 2015

Linda F. Bailey  
Notary Public Linda F. Bailey



My commission expires:  
7/7/2019