

Section 3. Effect of Restrictions and Amendment. The covenants and restrictions of this Declaration shall bind only the land specifically herein described and shall run with and bind the land. This Declaration may be amended prior to June 1, 2020 by an instrument signed by the Owners of not less than ninety percent (90%) of the Lots and by the Declarant, so long as the Declarant still owns any lots, and thereafter by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots. Any amendment must be properly recorded.

Section 4. FHA/VA Approval. In the event the Declarant has arranged for and provided purchasers of Lots with FHA/VA insured mortgage loans, then as long as Declarant is vested with title to two or more undeveloped lots subject to this Declaration of Covenants, Conditions, and Restrictions, amendment of this Declaration of Covenants, Conditions and Restrictions will require the prior approval of the Federal Housing Administration or the Veterans Administration.

IN WITNESS WHEREOF, the undersigned, EASTWOOD DEVELOPMENT CORPORATION, Declarant by virtue of the provisions of Article I, Section 4, of the aforesaid Declaration of Covenants, Conditions, and Restrictions, has caused this instrument to be executed by its partners and EASTWOOD CONSTRUCTION CO., INC. have caused this instrument to be executed by their duly authorized officers and their respective corporate seals to be hereunto affixed, the day and year first above written.



[Signature]
Asst. Secretary
(Corporate Seal)

EASTWOOD DEVELOPMENT CORPORATION

By: *[Signature]*
President

EASTWOOD CONSTRUCTION CO., INC.

By: *[Signature]*
President



[Signature]
Asst. Secretary
(Corporate Seal)

NORTH CAROLINA

MECKLENBURG COUNTY

This 12th day of October, 2000, personally came before me Raymond L. Lancaster, who, being by me duly sworn, says that he is Assistant Secretary of Eastwood Construction Co., Inc., Inc., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed by its its Vice President, sealed with its corporate seal and attested by himself as its Assistant Secretary.



William H. Trotter, Jr.
Notary Public

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

This 12th day of October, 2000, personally came before me W. H. Trotter, Jr., who, being by me duly sworn, says that he is the Vice President of EASTWOOD DEVELOPMENT CORPORATION and that the seal affixed to the foregoing instrument in writing is the corporate seal of said company; that said writing was signed and sealed by him in behalf of said corporation by its authority duly given; and the said Vice President acknowledged the said writing to be the act and deed of said corporation.



William H. Trotter, Jr.
Notary Public

EXHIBIT "A"

To find the Beginning Point commence at an E.I.P. on the southerly right-of-way margin of Stumptown Road (R/W=100'), which is situated on the westerly boundary of Stone Hollow, Phase 1, Map 1 as shown on map thereof recorded in Map Book 28 at Page 548, of the Mecklenburg Public Registry and proceed with the westerly boundary of Stone Hollow, Phase 1, Map 1, as shown on map thereof, S 13-25-09 E 491.09 feet to an E.I.P., the BEGINNING POINT; thence proceeding from the BEGINNING POINT with the westerly boundary of Stone Hollow, Phase 1, Map 1, as shown on the aforesaid map and continue with the westerly boundary of Stone Hollow, Phase 1, Map 3 and Stone Hollow, Phase 1, Map 4, as shown on map thereof recorded in Map Book 29 at Page 612 and Map Book 29 at Page 617 of the Mecklenburg Public Registry, S 13-25-09 E 1790.92 feet to an E.I.P. on the northerly boundary of Stone Hollow, Phase 1, Map 4 as shown on the aforesaid map thereof; thence with the northerly boundary of Stone Hollow, Phase 1, Map 4, as shown on the aforesaid map thereof S 86-34-32 W 554.02 feet to an E.I.P. on the easterly boundary of the property of John C. McAulay (now or formerly, D.R. 3828-72) thence with the easterly boundary of property of John C. McAulay, N 05-32-26 W 1651.97 feet to an E.I.P. on the southeasterly right-of-way margin of Ranson Road (R/W=60'); thence with the said right-of-way margin of Ranson Road with the arc of a circular curve to the right having a radius of 715.43 feet (and a chord bearing of N 19-02-49.7 E) an arc distance of 135.05 feet (and a chord distance of 134.85 feet) to an E.I.P. on the southerly boundary of the property of Harold W. Hester, Jr. and Julie R. Hester (now or formerly, D.R. 5602-26); thence with the southerly boundary of the property of Hester S 60-55-51 E 306.89 feet to an E.I.P., the point and place of BEGINNING, and containing 18.084 acres, all as shown on survey prepared by Graylon W. Pippin, NCRLS, dated October 27, 1998 as revised November 23, 1998.



JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG COUNTY
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE NC 28202

Filed For Registration: 10/17/2000 03:03 PM
Book: RE 11650 Page: 721-736
Document No.: 2000151916
DECL 16 PGS \$36.00

Recorder: REBECCA MCGOWAN

State of North Carolina, County of Mecklenburg

The foregoing certificate of WILLIAM H. TROTTER, JR. Notary is certified to be correct. This 17TH of October 2000

JUDITH A. GIBSON, REGISTER OF DEEDS By: Rebecca McGowan
Deputy/Assistant Register of Deeds



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