

Prepared by and Return to: Christopher P. Gelwicks, The McIntosh Law Firm, P.C., P.O. Box 2270, Davidson, North Carolina 28036

GOLDEN VALLEY ESTATES HOMEOWNERS ASSOCIATION, INC.

**CERTIFICATION OF AMENDMENT
TO THE
DECLARATION OF RESTRICTIVE COVENANTS
FOR GOLDEN VALLEY ESTATES**

The Board of Directors for Golden Valley Estates Homeowners Association, Inc., hereby records this Certification of Amendment to the Declaration of Restrictive Covenants for Golden Valley Estates (hereinafter "Declaration"). Pursuant to N.C.G.S. 47F2-117, the declaration may be amended only by affirmative vote or written agreement signed by lot owners of lots to which at least sixty-seven percent (67%) of the votes in the association are allocated. This amendment, having obtained approval of at least 67% of the total votes of the lot owners, the Board of Directors hereby certifies the below amendment to the Declaration.

Section 1 of the Declaration, titled "Use of Lots", is deleted in its entirety and replaced with the following language:

"1. Use of Lots. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family residence and its customary accessory building and uses. One secondary guest cottage shall be permitted on each lot, however, any such guest cottage shall not be used as a permanent residence, nor for commercial purposes.

Notwithstanding any other language in this Declaration, any leases or rentals of Lots must be for a minimum term or length of one (1) year. This language does not apply to those Lots rented or leased for a period of less than one (1) year at the time of recordation of this Amendment. Any Lot used as a short-term vacation rental, or otherwise rented or leased for a period of less than one (1) year at the time of recordation of this Amendment that is transferred, conveyed, or sold thereafter will immediately upon transfer, conveyance, or sale, become subject to this language. The provisions of this Section shall also apply to the renewal

of or modification to the terms of any Lease of a Lot. Lots occupied by immediate family members and/or eligible Household Members are not considered Leased.”

Section 3 of the Declaration, titled “Dwelling Restrictions”, is hereby amended to add the following language at the end of the section:

“Notwithstanding any other language in this Declaration, the minimum finished square footage of any single family detached residence constructed on a Lot shall be of One Thousand Two Hundred square feet (1,200 sq.ft.)”

This amendment is effective upon recording of this Certification.

Date: 12/6/22

Shannon Kinder (SEAL)
President

STATE OF NORTH CAROLINA
COUNTY OF Burke

On this, the 6th day of December, 2022, before me, a Notary Public, the undersigned officer, Shannon Kinder, personally appeared and executed the foregoing instrument as President of Golden Valley Estates Homeowners Association, Inc. for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[SEAL]

Jim L. Swager
Notary Public
My Commission Expires: 11/21/2024