



2024013300

DAVIDSON CO, NC FEE \$26.00
PRESENTED & RECORDED:

07-29-2024 11:38:37 AM

MICHAEL E. HORNE
REGISTER OF DEEDS
BY: NATASHA MCKENZIE
DEPUTY

BK: DE 2659

PG: 2396-2398

Mail to: James W. Armentrout, Ramey, Inc., P.O. Box 10, Bethania, NC 27010

DRAFTED BY: JAMES W. ARMENTROUT

NORTH CAROLINA }
DAVIDSON COUNTY }

AMENDMENT TO THE DECLARATION
OF THE COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR MEADOWLANDS,
SECTION ONE, THE HERITAGE, PHASE TWO

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Meadowlands, is made this 29th day of July, 2024 by Meadowlands Development, LLC, hereinafter called "Declarant".

WHEREAS, Declarant herein caused a Declaration of Covenants, Conditions and Restrictions for Meadowlands to be recorded in Book 1600, Page 0233, Davidson County Registry; and

WHEREAS, Declarant reserved the right to impose additional Restrictive Covenants upon individual platted neighborhoods within Meadowlands;

NOW THEREFORE, Declarant herein imposes the following additional restrictions on those properties contained on a Map of Meadowlands, Section One, The Heritage, Phase Two (Revised) as recorded in Plat Book 92, Page 4, Davidson County Registry:

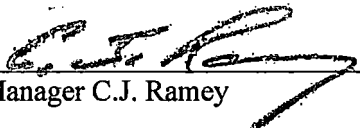
1. Each residence must utilize water-conservation fixtures and low-flush toilets;
2. No residence shall be constructed on any lot containing less than the following minimum square footages of heated living area;
 - For a 1-story dwelling: a minimum of 2100 square feet;
 - For a 1-1/2 story dwelling: a minimum of 2900 square feet;
 - For a 2-story dwelling: a minimum of 2900 square feet;
 - For a split-level dwelling: a minimum of 2100 square feet;
3. The foundations for all houses shall be brick, stone or stucco. The only permitted exterior wall materials shall be brick, stone, or stucco. Additional materials may be used as exterior wall surfaces providing the materials are pre-approved by the Architectural Review Committee.

The above square footage restrictions do not include areas finished in a basement or lower level.
The split-level minimum is for the two principal levels of the dwelling.

IN WITNESS WHEREOF, Meadowlands Development, LLC has caused this
Amendment to the Declaration of Covenants, Conditions and Restrictions for Meadowlands to be
executed this 29th day of July, 2024.

James W Armentrout
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires March 25, 2027

MEADOWLANDS DEVELOPMENT, LLC
By Ramey Properties, LLC, Member

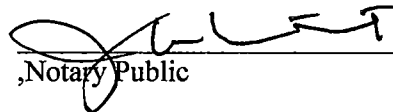
By  (Seal)
Manager C.J. Ramey

STATE OF NORTH CAROLINA }
COUNTY OF FORSYTH }

I, James W. Armentrout, a Notary Public of said County and State, certify that C.J. Ramey, Manager of Ramey Properties, LLC personally appeared before me this day and acknowledged that Ramey Properties, LLC is a member of **Meadowlands Development, LLC**, a North Carolina limited liability company, and further acknowledges that by authority duly given and as the act of the limited liability company, he executed the foregoing instrument in the name of Meadowlands Development, LLC, by signing on behalf of its member and sealed with its limited liability company seal.

WITNESS my hand and official stamp or seal, this 29th day of July, 2024.

James W Armentrout
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires March 25, 2027



,Notary Public

My Commission Expires: 3-25-27
(Notarial Seal/Stamp)