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PREPARED BY: The Board of Directors of THE WOODLANDS AT OLIVER'S LANDING OWNER'S ASSOCIATION, INC

STATE OF NORTH CAROLINA

COUNTY OF ALEXANDER

**AMENDMENT TO THE  
CONSOLIDATION OF  
DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR THE  
WOODLANDS AT OLIVER'S LANDING  
OWNER'S ASSOCIATION, INC.  
RECORDED IN BOOK 553, AT PAGE  
2299-2312, ALEXANDER COUNTY  
REGISTRY**

Article I

Adoption of the Amendment

After due notice, this Amendment was adopted on April 11, 2013 by an affirmative written majority vote of all lot owners, pursuant to Article V, General Provisions, Section 3. of the Consolidation of the Declaration of Covenants and Restrictions for the Woodlands at Oliver's Landing Owners Association, Inc, which Declaration is recorded in Book 553, Page 2309, Alexander County Register of Deeds, dated February 3, 2012. The written ballots, voting to amend these Declarations, are among the official records of the Association.

Article II

The Amendment

**ARTICLE III  
WOLOA ASSESSMENTS**

Section 1. Purpose of Annual/Monthly Assessments. WOLOA will assess the owners, of both improved and unimproved lots, a "Monthly Assessment" (based on an approved Annual Budget, but paid monthly) to be used as follows:

- a) To maintain all street lights and all roads constructed within The Woodlands at Oliver's Landing to the standard as such roads were in at the time of their original completion, such maintenance and repair to continue until such roads are publicly maintained:

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- b) To provide lawn maintenance, including fertilizing and weed control, pruning of plantings, leaf removal, mowing, and trimming for each Lot and the cost of water for irrigation of front and side lawn and shrub areas;
- c) To maintain all landscaping in the WOLOA Common areas in a manner consistent with the overall appearance of the Development;
- d) To provide such private security services as may be deemed reasonable and necessary by the Association for the protection of the WOLOA Common areas and all Lots from theft, vandalism, fire and damage from animals;
- e) To pay all ad valorem taxes levied against any WOLOA Common area and any property owned by the Association;
- f) To pay all legal, accounting and other professional fees incurred by the Association in carrying out the duties as set forth herein or in the By-Laws;

**Section 2. Assessment Rate.** Both monthly and special assessments shall be fixed at a uniform-rate for all Improved Lots and a separate uniform-rate for all Unimproved Lots. The amount of the Monthly Assessment for each year shall be the amount necessary to fund the expenses described in Section 1 of this Article. At least thirty (30) days in advance of each new calendar year, the Board of Directors of the Association will publish and deliver a written notice to each Owner, an Annual budget, and the Monthly Assessment amount for the coming subsequent year. The dues dates shall be established in December of each year and shall commence on January 1 of the next year. As soon as practical after the beginning of each calendar year, the Board of directors shall furnish to each Owner a brief accounting of the receipts and disbursements made during the previous calendar year. Monthly Assessments shall be determined on a calendar year basis covering the period from January 1 through December 31. Beginning July 1, 2013, the Monthly Assessment for Improved Lots is \$155.00. Beginning July 1, 2013, the Monthly Assessment for Unimproved Lots is \$10.00. For each calendar year after 2013 the maximum Monthly Assessment may be increased by up to twenty percent (20%) of the prior year's maximum monthly assessment by the Board of Directors. Any increases in the Monthly Assessment in excess of twenty percent (20%) may be levied only after obtaining the written consent of more than fifty percent (50%) of the aggregate number of homes and lots then subject to this Declaration.

IN WITNESS WHEREOF, the Board of Directors has caused this instrument to be executed this 8<sup>th</sup> day of June, 2013.

THE WOODLANDS AT OLIVER'S LANDING OWNERS ASSOCIATION, INC.

BY: *Dennis J. Chalk*  
Dennis J. Chalk  
President

BY: *Patsy Butkiewicz*  
Patsy Butkiewicz  
Secretary

STATE OF NORTH CAROLINA  
COUNTY OF Catawba

I, a Notary Public for said County and State, do hereby certify that Dennis J. Chalk and Patsy Butkiewicz personally came before me this day and acknowledged that they are the President and Secretary, respectively, of the Woodlands at Oliver's Landing Owners Association, Inc., a North Carolina non-profit Corporation, and that by authority duly given as an act of said corporation, the foregoing instrument was signed by them as President and Secretary for and by said corporation.

Witness by my hand and official stamp or seal the 8<sup>th</sup> day of June, 2013.

My commission expires Apr. 13, 2015

*Lizabeta Z Correll*  
(Notary Public)

