

2019009225

HAYWOOD CO. NC FEE \$51.00
NON-STANDARD DOC FEE

PRESENTED & RECORDED

10-09-2019 11:21:18 AM

SHERRI C. ROGERS

REGISTER OF DEEDS
BY STACY C. MOORE
ASSISTANT

BK: RB 982

PG: 2315-2317

**This instrument Prepared by: Tiffany F. Yates, Esquire, Cannon Law, P.C.
P.O. Box 207 Waynesville, NC 28786**

**AMENDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND
EASEMENTS FOR CAMPBELL WOODS SUBDIVISION**

STATE OF NORTH CAROLINA COUNTY OF HAYWOOD

WHEREAS, a Declaration of Covenants, Conditions, Restrictions, and Easements for Campbell Woods Subdivision, dated October 25, 1989 was recorded October 25, 1989 in Book 403, Page 982 in the office of the Register of Deeds of Haywood County, North Carolina (hereafter the "1989 Declaration"); and

WHEREAS, the 1989 Declaration was subsequently amended by an Amendment to Declaration of Covenants Conditions, Restrictions, and Easements for Campbell Woods Subdivision recorded January 4, 1991 in Book 414, Page 730 in the office of the Register of Deeds of Haywood County, North Carolina; and

WHEREAS, the 1989 Declaration was subsequently amended by an Amendment to Declaration of Covenants Conditions, Restrictions, and Easements for Campbell Woods Subdivision recorded August 1, 1991 in Book 419, Page 602 in the office of the Register of Deeds of Haywood County, North Carolina; and

WHEREAS, the 1989 Declaration was subsequently amended by an Amendment to Declaration of Covenants Conditions, Restrictions, and Easements for Campbell Woods Subdivision recorded September 30, 1996 in Book 455, Page 283 in the office of the Register of Deeds of Haywood County, North Carolina; and

WHEREAS, the 1989 Declaration was subsequently amended by a First Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Campbell Woods Subdivision recorded May 22, 1997 in Book 459, Page 656 in the office of the Register of Deeds of Haywood County, North Carolina; and

WHEREAS, the 1989 Declaration was subsequently amended by a Second Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Campbell Woods Subdivision recorded March 3, 1999 in Book 471, Page 817 in the office of the Register of Deeds of Haywood County, North Carolina; and

WHEREAS, the 1989 Declaration was subsequently amended by an Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Campbell Woods Subdivision recorded January 22, 2008 in Book RB 726, Pages 1683-1684 in the office of the Register of Deeds of Haywood County, North Carolina; and

WHEREAS, the 1989 Declaration was subsequently amended by an Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Campbell Woods Subdivision recorded September 26, 2008 in Book RB 746, Pages 5-6 in the office of the Register of Deeds of Haywood County, North Carolina; and

WHEREAS, the 1989 Declaration was subsequently amended by an Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Campbell Woods Subdivision recorded September 28, 2011 in Book RB 810, Pages 544-545 in the office of the Register of Deeds of Haywood County, North Carolina; and

WHEREAS, the owners of lots subject to the 1989 Declaration desire to further amend the 1989 Declaration, as amended; and

WHEREAS, at a duly noticed and called meeting of the members of Campbell Woods Subdivision held on 9-21-2019, at which 41 lots subject to the 1989 Declaration were represented, a vote was taken on the following resolution:

RESOLVED, that the Declaration of Covenants, Conditions, Restrictions, and Easements for Campbell Woods Subdivision dated October 25, 1989 and recorded October 25, 1989 in Book 403, Page 982 in the office of the Register of Deeds of Haywood County, North Carolina is amended so that no member of Campbell Woods Subdivision, or a tenant thereof, shall engage in the leasing or renting of their property for a period of less than 180 days to include, but is not limited to, short-term rentals; and

WHEREAS, the owners of 81.5% of the 44 lots subject to the 1989 Declaration (*percentage of lots who approved*) approved said Amendment.

NOW, THEREFORE, in consideration of the mutual promises and obligations of each lot owner of record of Campbell Woods Subdivision, it is hereby agreed that the 1989 Declaration is amended so that no member of Campbell Woods Subdivision, or a tenant thereof, shall engage in leasing or renting of their property for a period of less than 180 days to include, but not limited to, short-term rentals.

IN WITNESS WHEREOF, the undersigned, as President and Secretary of Campbell Woods Subdivision have executed this agreement.

This 9th day of October, 2019.

CAMPBELL WOODS SUBDIVISION

By: Letha Sigado Letha Sigado, President

By: Cindy Jackson Cindy Jackson, Secretary

STATE OF NORTH CAROLINA HAYWOOD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Letha Sigado, President of Campbell Woods Subdivision.

Madison C. Warren

10/09/2019

Date Official

Signature of Notary

Notary Public

[SEAL]

MADISON C WARREN
Notary Public
Haywood Co., North Carolina
My Commission Expires Oct. 16, 2021

Notary's printed or typed name: Madison C. Warren

My commission expires: Oct. 16, 2021

STATE OF NORTH CAROLINA HAYWOOD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cindy Jackson, Secretary of Campbell Woods Subdivision.

Madison C. Warren

10/09/2019

Date Official

Signature of Notary

Notary Public

[SEAL]

MADISON C WARREN
Notary Public
Haywood Co., North Carolina
My Commission Expires Oct. 16, 2021

Notary's printed or typed name: Madison C. Warren

My commission expires: Oct. 16, 2021