

Prepared by and return to:
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STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

SIXTH AMENDMENT TO THE
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR WATSON'S MILL

THIS SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR WATSON'S MILL, made this 6th day of
April, 2017, by Watson's Mill Homeowners Association, Inc., a North Carolina not for
profit corporation organized to perform all of the duties and obligations of the Association as set
forth in the said Declaration, as amended (hereinafter, the "Association").

WITNESSETH:

WHEREAS, Rebecca D. Flowers, as Declarant, recorded that certain Declaration of
Covenants, Conditions and Restrictions for Watson' Mill Subdivision (hereinafter, "Watson's
Mill") in Book 2083, Page 516, Johnston County Registry, as amended in Book 2124, Page 919,
Book 2246, Page 886, Book 2413, Page 20, Book 3086, Page 395, and Book 3743, Page 773, all
of the Johnston County Registry (hereinafter, collectively, the "Declaration"); and

WHEREAS, Watson's Mill is a "planned community" as that term is defined in Chapter 47F of the North Carolina General Statutes, commonly known as the "North Carolina Planned Community Act" (hereinafter, the "Planned Community Act" or the "Act"); and

WHEREAS, the Association wishes to revise and amend the Declaration (and, to the extent necessary to accomplish the same results, the Association's By-Laws), in the following respects: (1) to eliminate the requirements for the Association to mow and maintain the twenty-five (25) foot buffers along both sides of all streets as set forth in Article III of the Declaration; and

WHEREAS, Section 47F-2-117(a) of the Act provides that each Declaration may be amended by affirmative vote or written agreement signed by lot owners of lots to which at least sixty-seven percent (67%) of the votes in each Association are allocated, or any larger majority the Declaration specifies; and

WHEREAS, Article XIV, Section 3 of the Declaration provides that, upon the expiration of the Declarant Control Period, any proposed amendment to the Declaration may be approved in writing by not less than seventy-five percent (75%) of the Lot Owners in Watson's Mill; and

WHEREAS, the Declarant Control Period has expired; and

WHEREAS, on November 14, 2016, the Association's Board of Directors held the annual meeting of the Members of the Association, at which meeting a vote was taken, with the result that not less than seventy-five percent (75%) of the Lot Owners in the Watson's Mill voted in the affirmative to approve all of the revisions and amendments to the Declaration contained herein; and

WHEREAS, the Association's Board of Directors has attached hereto a Certificate of Validity of Amendment by the Association;

NOW, THEREFORE, the Association, upon the affirmative vote or written consent of not less than seventy-five percent (75%) of the Lot Owners in Watson's Mill, does hereby declare that the following amendments shall be binding upon all parties having or acquiring any right, title or interest in the real property subject to the Declaration or any part thereof, and shall inure to the benefit of each Lot Owner or successor in interest or assignee thereof:

1. The last sentence of Article III of the Declaration, captioned "MASTER DECLARATION" is amended and restated, in its entirety, as follows:

Upkeep and maintenance for same shall include, but not be limited to, upkeep, repair, and maintenance of the entrance gatehouse and iron gates, all streets and cul de sacs, and sidewalks.

2. This Amendment shall be effective from the date of recordation in the Johnston County Registry.

3. Except as specifically amended hereinabove, the remaining provisions of the Declaration are ratified and affirmed and shall remain in full force and effect in all respects.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed in its corporate name by authority duly given and has attached hereto its "Certificate of Validity of Amendment" in accordance with provisions of the Act, all as of the date and year first above written.

This the 29th day of March, 2017.


WATSON'S MILL HOMEOWNERS ASSOCIATION,
INC.

By: 
Name: R. Scott Morford
Title: President

CERTIFICATE OF VALIDITY OF AMENDMENT TO
DECLARATION FOR WATSON'S MILL

By authority of its Board of Directors, and pursuant to N. C. Gen. Stat. Sec. 47F-2-117, the undersigned Secretary of the Board of Directors of the Association does hereby certify that the Association has reasonably assured itself that this Amendment has in fact been duly approved and adopted by a vote and/or written consent of not less than seventy-five (75%) of the Lot Owners in Watson's Mill, and that the foregoing Amendment is therefore a valid amendment to the Declaration.

WATSON'S MILL HOMEOWNERS ASSOCIATION,
INC.

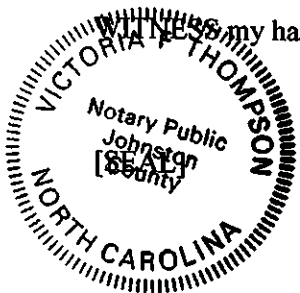
By: 
Name: Nicole Golliday
Title: Secretary

STATE OF NORTH CAROLINA

COUNTY OF Johnston

I, Victoria F. Thompson, the undersigned Notary Public of the State and County aforesaid, do hereby certify that R. Scott Morford personally appeared before me this day and acknowledged that he/she is President of Watson's Mill Homeowners Association, Inc., a North Carolina not for profit corporation (the "Corporation") and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by him/her as its President.

WITNESS my hand and notarial stamp/seal, this the 29 day of March, 2017.



Victoria F. Thompson
Official Signature of Notary Public

Victoria F. Thompson
Typed or Printed Name of Notary Public

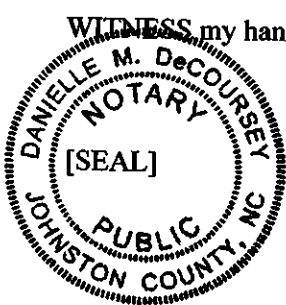
My Commission Expires: 1/26/2022

STATE OF NORTH CAROLINA

COUNTY OF Johnston

I, Danielle M. DeCoursey, the undersigned Notary Public of the State and County aforesaid, do hereby certify that Nicole Golliday personally appeared before me this day and acknowledged that he/she is Secretary of Watson's Mill Homeowners Association, Inc., a North Carolina not for profit corporation (the "Corporation") and that by authority duly given and as the act of the Corporation, the foregoing Certificate was signed in its name by him/her as its Secretary.

WITNESS my hand and notarial stamp/seal, this the 6th day of April, 2017.



Danielle M. DeCoursey
Official Signature of Notary Public

Danielle M. DeCoursey
Typed or Printed Name of Notary Public

My Commission Expires: 11-19-2020