

This Instrument Prepared by
And after recording return to:

Ronald Witkowski
12161 Ken Adams Way, #209
Wellington, FL 33414

FILED
SWAIN COUNTY NC
DIANA WILLIAMSON KIRKLAND
REGISTER OF DEEDS

FILED	Mar 08, 2016
AT	09:42:50 am
BOOK	00437
START PAGE	0243
END PAGE	0244
INSTRUMENT #	00306

FIRST AMENDMENT

EXCISE TAX (None)

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FALLS ("DECLARATION") IS MADE THIS 26 DAY OF FEBRUARY, 2016, by THE FALLS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY ("DEVELOPER").

Recitals

WHEREAS, the Declaration is recorded in Official Records Book 302, Pages 125 - 132 of the Public Records of Swain County, North Carolina; and

WHEREAS, Paragraph 15 of the Declaration permits the Developer to amend or modify the Declaration during the period of Developer Control, as provided in Paragraph 8 of the Declaration; and

WHEREAS, the Developer currently retains control as provided in Paragraph 8 of the Declaration, and pursuant to North Carolina General Statutes Section 47F-3-103 (d); and

WHEREAS, the Developer desires to amend the Declaration pursuant to the powers provided by the above-described provisions of the Declaration and North Carolina Law;

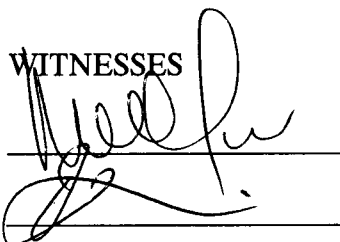
NOW, THEREFORE, in consideration of the foregoing and by virtue of the authority granted to the Developer in the Declaration, the Declaration is hereby amended as follows:

1. Paragraph 3 e. is hereby deleted in its entirety and the following placed in its stead:
3. e. Owners of residential dwellings may rent the residential dwellings for a minimum period of three (3) consecutive days. Owners who do so shall abide by all reasonable Rules and Regulations then governing the rental of residential dwellings.

EB

2. Except as amended and modified herein, all other terms and conditions of the Declaration shall remain in full force and effect, according to its terms.

IN WITNESS HEREOF, this Amendment has been executed by the Developer on the day and year first above-written.

WITNESSES


DEVELOPER

THE FALLS, LLC



By: Ronald Witkowski

Its: MEMBER/MANAGER

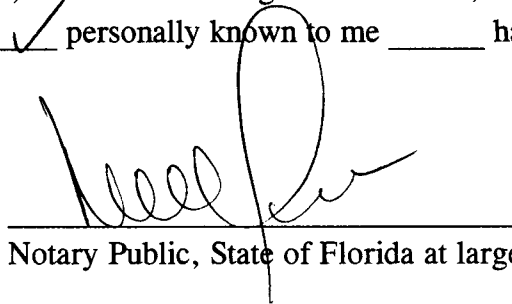
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of February, 2016, by Ronald Witkowski, as Member/Manager of The Falls, LLC, a North Carolina limited liability company, who is ✓ personally known to me has produced as identification.



LISSETTE M. YANES
MY COMMISSION # FF 931115
EXPIRES: December 29, 2019
Bonded Thru Budget Notary Services


Notary Public, State of Florida at large