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Instrument # 2017007559

FOR REGISTRATION REGISTER OF DEEDS  
Stephanie A. Norman  
Burke County, NC

August 23, 2017 11:53:04 AM

Book 2307 Page 846

Fee \$26.00

Excise \$0.00

Instrument # 2017007559

Prepared By  
Return recorded to: S. SMITH  
BWE Land LLC  
200 N Harbor Pl  
Suite D  
Davidson, NC 28036

**\*\*Cross-reference with Covenants recorded in  
Deed Book 2287, Pages 484-494, Burke County, NC  
records.**

**AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS,  
PROPERTY OWNERS ASSOCIATION AND LIMITATIONS  
RUNNING WITH THE LAND FOR WATERS EDGE SUBDIVISION**

The undersigned Declarant, by their presence hereby makes, declares and imposes upon the referenced parts of the property described, the following Amendment to Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running with the Land for Waters Edge, and by their signature below as allowed, provided for and pursuant to the Declaration section Duration and Amendment, which shall be and constitute running with the land and shall be binding under it, and each and all subsequent purchasers, their heirs, personal representatives, successors and assigns of said property or any part, parcel or portion thereof, described as follows:

All that tract or parcel of land lying and being in Linville Township, Burke County, North Carolina, as recorded in Plat Book 46, Pages 80-86 (hereinafter called "Plat"); and

The undersigned parties agree to amend the Covenants and Restrictions as follows:

- (1) Section 23 of the Declaration of the Covenants and Restrictions recorded in Deed Book 2287, pages 484-494, Burke County records shall be added with the following language:

**23. The Fonta Flora Trail is a One Hundred (100') wide public trail easement which crosses certain lots in the Subdivision as shown on Plat Book 46, Pages 80-86, Burke County, North Carolina. The Fonta Flora Trail is not a Common Area; it is a public amenity available to all members of the general public including the Owners. Pursuant to the Trail Easement, Burke County is entitled to cut trees, clear, construct and maintain a public access trail facility across the Subdivision. The Trail Easement imposes certain restrictions on the portion of the Lots**

Submitted electronically by "Southern Law Group"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Burke County Register of Deeds.

**within and near the Fonta Flora Trail, and Owners are advised to review the Trail Easement recorded at Book 2299, Page 437 in the Burke County Registry**

Except as amended herein, all the provisions the Declaration as set out in the aforementioned restrictions are hereby incorporated by reference as if the same were set out in full.

In witness whereof, the owners hereby set their hands and seals this, the 19 day of July, 2017.

**BWE Land , LLC  
Vandrake Investments, LLC - Member**



By: Benjamin Vanhook - Manager of  
Vandrake Investments, LLC



Witness



Notary Public

My Commission Expires: June 8, 2021

