

**NORTH CAROLINA
NASH COUNTY**

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
PLANNED COMMUNITY OF PEARSON HERITAGE
JACKSON TOWNSHIP, NASH COUNTY, NORTH CAROLINA**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS made and entered this 28th day of February, 2023 by PEARSON HERITAGE, INC., a North Carolina corporation with officers located in Nash County, North Carolina (hereinafter referred to as "Declarant");

WITNESSETH:

WHEREAS, the Declarant is the record owner of a certain tract of land (less those Lots which have heretofore been conveyed to Lot Owners) upon which are located Lots 1 through 14, Lake Pearson (containing 6.41 acres), and Sheldon Road as shown on may or plat entitled "Revision of P.B. 27, P. 253, Final Plat, Pearson Heritage Property of Robert S. Griffin", dated March, 2000, by R.R. Herring & Associates, Inc., said plat recorded in Plat Book 27, Page 298, Nash County Registry; which plat is by reference incorporated as a part of this description (the "Property"); and

WHEREAS, a Declaration of Covenants, Conditions and Restrictions Planned Community for Pearson Heritage, Jackson Township, Nash County, North Carolina dated March 28, 2000 has been recorded in Book 1716, Page 595, Nash County Registry (the "Declaration"); and

WHEREAS, ARTICLE 13: Amendments, subsection A. of the Declaration provides that the Declarant may amend the By-Laws, Declaration or Articles of Incorporation as needed during the period of Declarant control of the development; and

WHEREAS, pursuant to the Declaration of Covenants the Declarant is in control of Pearson Heritage having been elected as President of the Pearson Heritage Homeowners Association, Inc. on February 10, 2021; and

NOW, THEREFORE, in consideration of the premises and a called Special Meeting of the Association held on February 16, 2023 for the purpose of recording a majority vote on the proposed amendments, Declarant has determined that it is necessary to make certain amendments to the Declaration as follows:

FIRST: Article 19 Restrictions, Section VIII Prohibitions, Subsection 4 is amended so that it shall read in its entirety as follows:

(4) All street facing fencing shall be constructed of wood, stone, PVC or other similar materials of aesthetically acceptable material but under no circumstances shall street facing fencing be constructed of chain link material.



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SECOND: Article 19 Restrictions, Section VIII Prohibitions, Subsection 16 is amended so that it shall read in its entirety as follows:

(16) No animals or livestock of any kind shall be raised, bred or kept on any lot, except that owners' personal pets, such as dogs (limit two (2) dogs per lot), cats or other household pets may be kept or maintained by the owner upon the lot of the Owner provided that Owner complies with rules and regulations which may from time to time be adopted by the Association, including, but not by way of limitation, compliance with the provisions of the Nash County animal ordinances, and further provided that the animals are not kept, bred or maintained for any commercial purposes. Poultry, namely chickens, are permitted for non-commercial use with a limit of (5) hens. Chickens must be contained on the homeowner's property with proper ways to prevent them from roaming in the neighborhood. No roosters are permitted due to noise concerns.

These Amendments shall bind the heirs, successors and assigns of the Declarant and Lot Owners and shall run with the land described herein.

Except as herein expressly set forth, said Declarant of Covenants, Conditions and Restrictions for Pearson Heritage dated March 28, 2000 recorded in Book 1716, Page 595, and the First Amendment of said Declarant of Covenants, Conditions and Restrictions for Pearson Heritage dated March 13, 2002 recorded in Book 1850, Page 53, Nash County Registry shall continue and remain in full force and effect unchanged.

IN WITNESS WHEREOF, the Declarant has caused its duly authorized officer to execute this Amendment on its behalf on this the 28th of February, 2023.

Declarant:
PEARSON HERITAGE, INC.

By: Linda Parrish
President

NORTH CAROLINA
Johnston COUNTY

I, Dawn Gray, a Notary Public, certify that LINDA M. PARRISH, personally came before me this day and acknowledged that she is President of PEARSON HERITAGE, INC., a corporation, and that she as President being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and Official Seal, this 28th day of February, 2023.

My Commission Expires: May 19, 2024

→ LINDA PARRISH
1804 SHELDON RD
BAILEY, NC 27807

