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Recorded: 05/02/2013 at 09:45:17 AM
Fee Amt: \$26.00 Page 1 of 3
Workflow# 0000056880-0001
Caldwell County, NC
WAYNE L RASH Register of Deeds

BK 1821 PG 45-47

STATE OF NORTH CAROLINA
CALDWELL COUNTY

AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS, RESTRICTIONS,
EASEMENTS, AND LIENS FOR THE GRANDFATHER VISTAS COMMUNITY
(NOW KNOWN AS)

TIMBER ROCK SUBDIVISION

THIS AMENDMENT is made and entered into on this 1st day of May, 2013 by Waterfront Group Investments, LLC a North Carolina limited liability company (hereinafter "Declarant").

WHEREAS, Blue River Ridge at Blowing Rock, LLC (hereinafter the "Original Declarant") caused to be executed and recorded that certain Declaration dated 30 October, 2006 and recorded in Book 1617 at Page 1236 of the Caldwell County Registry with respect to certain real estate described therein (hereinafter the "Original Grandfather Vistas Declaration"), and;

WHEREAS, Grandfather Vistas Community was created out of two tracts of land, portions of which had been formerly developed as Saddle Creek Estates, and which was re-developed into a new Subdivision and a new Property Owners Association under the terms of the Original Grandfather Vistas Declaration. The Original Declarant caused various plats to be recorded subdividing portions of the real estate described in the Grandfather Vistas Declaration, and sold lots to individual lot purchasers, and;

WHEREAS, each of the lots purchased were to be automatically made members of the Grandfather Vistas Property Owners Association, Inc. in accordance with the Original Declaration and the North Carolina Planned Community Act, however the non-profit corporation presumably set up for that purpose by the Original Developer never became active, and the same has been suspended by the NC Secretary of State, and;

WHEREAS, by mesne conveyances and judicial transfers from the Original Declarant to the present ownership, Waterfront Group Investments, LLC has become the owner of all or substantially all of the unsold lots and land covered by the Grandfather Vistas Declaration, such conveyances included by specific reference, conveyance of all of the reserved Declarant Rights owned by the Original Declarant and as created in the NC Planned Community Act.

NOW THEREFORE, in accordance with Article XII Section 6 of the referenced Declaration by the Original Declarant, Waterfront Group Investments, LLC hereby amends the Declaration recorded in Book 1617 at Page 1236 to change the name of the Development to Timber Rock Subdivision, and the name of the Association to Timber Rock Property Owners Association, Inc. Declarant further amends the Declaration as follows:

1. Article I Section 1(A), Section 1(R), Section 1(Z) and Section 1(AA) are deleted.
2. In Article II Section 4 the following is added to the end of the paragraph:

3 ✓ Waterfront Group - 19421 Liverpool Parkway - Cornelius, NC 28031

"Notwithstanding the above, on lots of more than 2 acres, horses, mules, donkeys or ponies may be maintained so long as at least 3/4 acre of fenced pasture is maintained in good condition for each such equine. "

3. Article II Section 21 is deleted.
4. Article II Section 22 is deleted, and the following language is substituted in lieu thereof:
"Each home built within Timber Rock shall have finished and heated square footage of no less than 1200 square feet. "
5. A new Article II Section 25 is added to read as follows:
"Section 25 CAMPING Nothing in this Article shall prevent lot owners and their immediate family from camping on their lot in professionally manufactured equipment for up to 7 nights in any 30 night period so long as such campsites do not become a nuisance or a danger on account of excessive noise, uncontrolled fires or the like. "
6. Throughout the Declaration, wherever the following language appears: "Until one hundred (100%) percent of the Dwellings permitted by the Master Plan have certificates of occupancy issued thereon and have been conveyed..." the following language shall be substituted: "Until one hundred (100%) percent of the Lots have been conveyed by the Declarant.... "
7. Article VI Section 2(d). Section 2(e) and Section 2(f) are deleted in their entirety and are replaced with the following new Section(d):
"Section (d) Assessments for the year 2013 are hereby set at Five Hundred (\$500.00) Dollars per lot owned by any Class A member. For any existing lots owned by individual members at the execution of this amendment, dues shall be first payable for the year 2014 and are due and payable on January 1, 2014."
5. Article VI Section 7 is deleted.
6. Article VI Section 9 is amended by the addition of subparagraph (c) at the end of the first sentence to read as follows:
"(c) any lot owned by Declarant."
7. Article XII Section 14 is amended by substituting "North Carolina" for "Kentucky".
8. Exhibit A is amended by the substituting in lieu thereof the attached Exhibit A.

Except as specifically modified herein, the Original Declaration shall remain in full force and effect.

This the day and year first above written.

WATERFRONT GROUP INVESTMENTS, LLC

By: William N. Adkins
William N. Adkins, Manager

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I, Ann Marie Wilson, a Notary Public of said County and State do hereby certify that William N. Adkins, being personally known to me, came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 15th day of May, 2013.

My Commission Expires: 7/28/17



Ann Marie Wilson
Notary Public Signature

EXHIBIT A

Being all of the property described in and conveyed by deeds recorded in the Caldwell County Registry at Book 1411 at Page 1091 and Book 1411 at Page 1097, provided however that any portion of such land not platted on a recorded plat as being a part of Grandfather Vistas Community, Saddle Creek Estates or Timber Rock Subdivision shall be excluded.



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Caldwell County, NC
WAYNE L RASH Register of Deeds

BK 1821 PG 1335-1336

Waterfront Group ✓
19421 Liverpool Parkway
Cornelius, NC 28031

STATE OF NORTH CAROLINA
CALDWELL COUNTY

SECOND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS,
RESTRICTIONS, EASEMENTS, AND LIENS FOR THE GRANDFATHER VISTAS COMMUNITY
(NOW KNOWN AS)

TIMBER ROCK SUBDIVISION

THIS AMENDMENT is made and entered into on this 3RD day of May, 2013 by Waterfront Group Investments, LLC a North Carolina limited liability company (hereinafter "Declarant").

WHEREAS, Blue River Ridge at Blowing Rock, LLC (hereinafter the "Original Declarant") caused to be executed and recorded that certain Declaration dated 30 October, 2006 and recorded in Book 1617 at Page 1236 of the Caldwell County Registry with respect to certain real estate described therein (hereinafter the "Original Grandfather Vistas Declaration"), and Declarant herein has amended the same by instrument recorded in Deed book 1821 at page 45 of the Caldwell County Registry, and;

NOW THEREFORE, in accordance with Article XII Section 6 of the referenced Declaration by the Original Declarant, Waterfront Group Investments, LLC hereby amends the Declaration recorded in Book 1617 at Page 1236 as follows:

Article II Section 1 of the Declaration is amended by adding the following as a second paragraph:

"No portion of the subdivision, including any roadway, lot or common area, shall be used as a road right of way or easement for the purpose of connecting or accessing any adjoining property which is not part of Timber Rock subdivision, without the express written consent of Declarant or the Association, which must be recorded in the Office of the Register of Deeds for Caldwell County, North Carolina. Notwithstanding the foregoing provision, those properties shown on recorded plats, and now or formerly designated as Grandfather Vistas lots or Saddle Creek Estates Lots, and the property benefited by the easement reserved in deed to Waterfront Group Investments, LLC in Deed Book 1819 at Page 1692 are entitled by previous dedication or recorded reservation to the use of the roadways for access to those properties subject to the payment of fees for maintenance and use of the same. No such access shall be extended to provide access to any other property not part of those subdivisions. The Declarant or the Association shall be entitled to injunctive relief, including the costs of the action and attorneys fees incurred, against any lot owner allowing access to an adjoining property not within Timber Rock. The owner of any adjoining property shall likewise be subject to injunctive relief, and shall be liable in trespass and for damages on account of any unauthorized access."

Except as specifically modified herein, the Original Declaration shall remain in full force and effect.

2

This the day and year first above written.

WATERFRONT GROUP INVESTMENTS, LLC

By: *William N. Adkins*
William N. Adkins, Manager

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I, Ann Marie Wilson, a Notary Public of said County and State do hereby certify that William N. Adkins, being personally known to me, came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 8th day of May, 2013.

My Commission Expires: 7/28/17



Ann Marie Wilson
Notary Public Signature



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Workflow# 0000061959-0002
Caldwell County, NC
WAYNE L RASH Register of Deeds
BK 1832 PG 1371-1372

STATE OF NORTH CAROLINA
CALDWELL COUNTY

THIRD AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS,
RESTRICTIONS, EASEMENTS, AND LIENS FOR

TIMBER ROCK SUBDIVISION

THIS AMENDMENT is made and entered into on this 2nd day of September, 2013 by Waterfront Group Investments, LLC a North Carolina limited liability company (hereinafter "Declarant").

WHEREAS, Blue River Ridge at Blowing Rock, LLC (hereinafter the "Original Declarant") caused to be executed and recorded that certain Declaration dated 30 October, 2006 and recorded in Book 1617 at Page 1236 of the Caldwell County Registry with respect to certain real estate described therein (hereinafter the "Original Grandfather Vistas Declaration"), and Declarant herein has amended the same by instrument recorded in Deed book 1821 at page 45, and Deed book 1821, Page 1335, both of the Caldwell County Registry (collectively, the "Declaration"), and;

NOW THEREFORE, in accordance with the terms of the Declaration as amended Waterfront Group Investments, LLC hereby amends the Declaration recorded in Book 1617 at Page 1236, as amended to modify Exhibit A attached thereto.

- 1. Exhibit A is hereby amended by addition of a Tract 3 and Tract 4 as follows:

TRACT THREE

Lying in Patterson Township, Caldwell County North Carolina and being the same property as conveyed to Mid Atlantic Custom Builders, Inc. in Deed Book 1536 at Page 978, Deed Book 1476 at Page 1938, Deed Book 1399 at Page 861, Deed Book 1476 at Page 1943 and Deed Book 1541 at Page 406, Caldwell County Registry and being more particularly described on plat recorded at Plat Book 23 at Page 203, Caldwell County Registry.

TRACT FOUR

Lying in Patterson Township, Caldwell County North Carolina and being the land described in and conveyed by Deed recorded in Book 1792 at Page 2012 Caldwell County Registry, and being lot 82 as shown and described on Plat Book 23 at Page 103, Caldwell County Registry.

- 2. Exhibit A is hereby amended by addition of the following exception.

LESS AND EXCEPT

Lying in Patterson Township, Caldwell County, North Carolina, and being all that certain 101.80 acre tract shown and described on Plat recorded in Plat Book 29 at Page 110, Caldwell County Registry, the same being incorporated herein by reference..

2

3. As to the property described in (2) above excepted from Exhibit A (the "Exempt Tract"), Waterfront Group Investments, LLC, Declarant under the Declaration referenced above hereby releases and relinquishes the Exempt Tract from the encumbrance of the referenced Declaration, and declares the Exempt Tract can be conveyed free and clear of such covenants and restrictions; provided, however, there is reserved from such exemption and exception a nonexclusive, perpetual easement appurtenant to the Exempt Tract over, across and through all private roads shown on the plats of Timber Rock for the purposes of access to and from public rights of way and for purposes of the installation, operation, maintenance, repair and replacement of utilities of a scope necessary to support any legal development of the Exempt Tract, it being the intent of the Declarant that any owner of the Exempt Tract and his heirs successors and assigns, may develop the Exempt Tract, and that any such legal development of the Exempt Tract shall be served by such subdivision roadways and utility easements. Any owner of the Exempt Tract or any portion thereof shall pay to the Timber Rock Property Owners Association, Inc. an amount equal to the current Regular Assessment (as defined in the Declaration, and currently set at \$500 per year) to recompense such Association for the use of subdivision roadways by such owner.

This the day and year first above written.

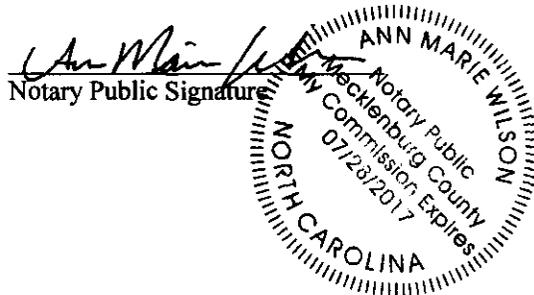
WATERFRONT GROUP INVESTMENTS, LLC

By: William N. Adkins
William N. Adkins, Manager

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I, Ann Marie Wilson, a Notary Public of said County and State do hereby certify that William N. Adkins, being personally known to me, came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 30th day of August, 2013.

My Commission Expires: 7/28/17 (SEAL)





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Workflow# 0000070184-0002
Caldwell County, NC
WAYNE L RASH Register of Deeds

BK **1847** PG **1666-1669**

Prepared by: *Vanderbloemen & White, PA* ✓✓

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

**THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, EASEMENTS AND LIENS FOR THE
GRANDFATHER VISTAS COMMUNITY
(NOW KNOWN AS)**

TIMBER ROCK SUBDIVISION

THIS THIRD AMENDMENT is made this 30th day of April, 2014 by Waterfront Group Investments, LLC, a North Carolina limited liability company (hereinafter "Declarant").

WHEREAS, Blue River Ridge at Blowing Rock, LLC (hereinafter the "Original Declarant") caused to be executed and recorded that certain Declaration dated 30 October, 2006 and recorded in Book 1617 at Page 1236 of the Caldwell County Registry with respect to certain real estate described therein (hereinafter the "Original Grandfather Vistas Declaration"), and Declarant herein has amended the same by instruments recorded in Deed Book 1821 at Page 45 and Deed Book 1821 at Page 1335 of the Caldwell County Registry; and

NOW THEREFORE, in accordance with Article XII Section 6 of the referenced Declaration by the Original Declarant, Waterfront Group Investments, LLC hereby amends the Declaration recorded in Book 1617 at Page 1236 as follows:

Lot 25, containing 10.021 acres, being Parcel ID #1261A225 (herein Lot 25) and Lot 49 containing 10.021 acres, being Parcel ID #1261A249 (herein Lot 49) as shown on plat recorded in Plat Book 23 at Page 103, Caldwell County Registry are hereby released from the operation of the Declaration of Covenants, Conditions, Restrictions, Easements and Liens as recorded in Book 1617

4

at Page 1236, Caldwell County Registry. Access to Lots 25 and 49 as shown on Plat Book 23 at Page 103 across the 50 foot easement as shown on said plat is hereby terminated and no access to Lots 25 or 49 is hereafter granted according to said 50 foot easement or any other access through the property described in Plat Book 23 at Page 103. Access to Lots 25 and 49 (now known as Lots 106 and 107 of Curtis Mountain Property Owners Association) henceforth shall be through the Curtis Mountain Development across roads and rights of ways through said development and not through the Grandfather Vistas Community, now known as Timber Rock Subdivision. All further obligations of Lots 25 and 49 to the Declaration of Covenants, Conditions, Restrictions, Easements and Liens for the Grandfather Vistas Community is hereby terminated.

Phoenix Rising Development, LLC joins in the execution of this Third Amendment to Declaration of Covenants, Conditions, Restrictions, Easements and Liens for Grandfather Vistas Community (now known as) Timber Rock Subdivision for the purpose of consenting that Lot 25 and Lot 49 as shown on Plat Book 23 at Page 103 be released from the operation of the Declaration of Covenants, Conditions and Restrictions as set forth above and for the further purpose of acknowledging its consent that Lots 25 and 49 shall no longer have the benefit of access through the Grandfather Vistas Community now known as Timber Rock Subdivision and acknowledging that access for Lots 25 and 49 shall be through Curtis Mountain Development across roads and rights of way through said development and not through Grandfather Vistas Community, now known as Timber Rock Subdivision.

This 30th day of April, 2014.

WATERFRONT GROUP INVESTMENTS, LLC

By: William N. Adkins
Its: Manager - William N. Adkins

PHOENIX RISING DEVELOPMENT, LLC

By: (see following pages)
Virgle R. Short, Jr., Member/Manager

at Page 1236, Caldwell County Registry. Access to Lots 25 and 49 as shown on Plat Book 23 at Page 103 across the 50 foot easement as shown on said plat is hereby terminated and no access to Lots 25 or 49 is hereafter granted according to said 50 foot easement or any other access through the property described in Plat Book 23 at Page 103. Access to Lots 25 and 49 (now known as Lots 106 and 107 of Curtis Mountain Property Owners Association) henceforth shall be through the Curtis Mountain Development across roads and rights of ways through said development and not through the Grandfather Vistas Community, now known as Timber Rock Subdivision. All further obligations of Lots 25 and 49 to the Declaration of Covenants, Conditions, Restrictions, Easements and Liens for the Grandfather Vistas Community is hereby terminated.

Phoenix Rising Development, LLC joins in the execution of this Third Amendment to Declaration of Covenants, Conditions, Restrictions, Easements and Liens for Grandfather Vistas Community (now known as) Timber Rock Subdivision for the purpose of consenting that Lot 25 and Lot 49 as shown on Plat Book 23 at Page 103 be released from the operation of the Declaration of Covenants, Conditions and Restrictions as set forth above and for the further purpose of acknowledging its consent that Lots 25 and 49 shall no longer have the benefit of access through the Grandfather Vistas Community now known as Timber Rock Subdivision and acknowledging that access for Lots 25 and 49 shall be through Curtis Mountain Development across roads and rights of way through said development and not through Grandfather Vistas Community, now known as Timber Rock Subdivision.

This ____ day of _____, 2014.

WATERFRONT GROUP INVESTMENTS, LLC

By: _____ (see previous page)
Its: Manager

PHOENIX RISING DEVELOPMENT, LLC

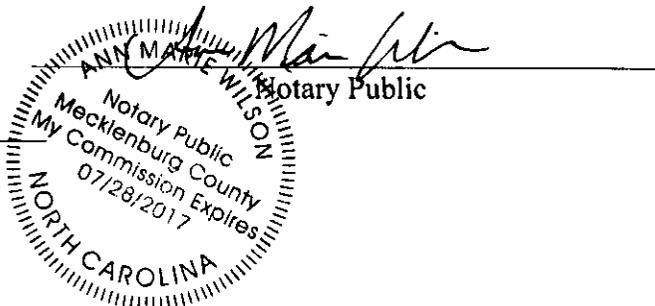
By: _____
Virgle R. Short, Jr., Member/Manager

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg

I, a Notary Public in and for the above named State and County, do hereby certify that William N. Adkins personally appeared before me this day and acknowledged that she/he is the Manager of Waterfront Group Investments, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and seal, this the 30th day of April, 2014.

My Commission Expires: 7/28/17

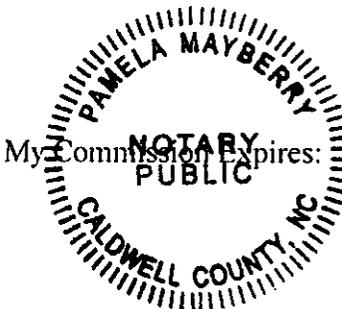


STATE OF NORTH CAROLINA, COUNTY OF CALDWELL

I, a Notary Public in and for the above named State and County, do hereby certify that Virgle R. Short, Jr. personally appeared before me this day and acknowledged that he is the Member/Manager of Phoenix Rising Development, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and seal, this the 30 day of April, 2014.

My Commission Expires: Mar 2, 2018



Pamela Mayberry
Notary Public