

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
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Book: 34357 Page: 202 - 203 Fee: \$ 26.00
Instrument Number: 2020034103

Fredrick Smith

Prepared by and return to:

Michael R. Ganley, Attorney, Bagwell Holt Smith P.A.
111 Cloister Court, Ste. 200, Chapel Hill, NC 27514

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BARRY TOWNHOMES, A NORTH CAROLINA PLANNED COMMUNITY**

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Barry Townhomes (this "First Amendment"), is made this 4th day of March, 2020, by **PARKWOOD HOLDINGS, LLC**, a North Carolina limited liability company, hereinafter referred to as the "Declarant". Declarant states and declares as follows:

A. Declarant previously made a Declaration of Covenants, Conditions and Restrictions for Barry Townhomes, dated February 5, 2019 and recorded February 7, 2019 at Book 33272 Page 128, Mecklenburg County Registry (the "Declaration").

B. Section 11.10 of the Declaration provides that during the Declarant Control Period, Declarant shall have the right to amend or rescind and restate this Declaration by a Recorded Document, without approval or joinder of the Association or any other Party.

C. As of the date of this First Amendment, the Declarant Control Period has not terminated.

D. Declarant now desires to amend the Declaration.

THEREFORE, Declarant hereby amends the Declaration as follows:

1. Section 17.7 of the Declaration is deleted in its entirety and replaced with the following:

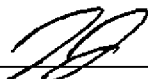
17.7 Notice of Sale or Acquisition. In the event an Owner sells such Owner's Lot, the Owner shall give to the Association, in writing, prior to the effective date of such sale, the name of the purchaser of the Lot and such other information as the Association may reasonably require. Upon acquisition of a Lot, each new Owner shall give the Association, in writing, the name and mailing address of the Owner and such other information as the Board may reasonably require.

2. Section 4 of Exhibit C of the Declaration is deleted in its entirety.

3. Except as amended herein, all terms and provisions of the Declaration remain unmodified. As amended herein, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this First Amendment to be executed, as of the date first stated above.

PARKWOOD HOLDINGS, LLC,
a North Carolina limited liability company, Declarant

By:  3/9/2020
Name: Jason Javer
Its: Member

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, CHAMPAK CHITA BHULA, a Notary Public of the County and State aforesaid, certify that JASON ROSS JAVER personally appeared before me this day and acknowledged that s/he is MEMBER of Parkwood Holdings, LLC, a North Carolina limited liability company, and that s/he, being duly authorized to do so, executed the foregoing for and on behalf of said limited liability company.

Witness my hand and official stamp or seal, this 9TH day of MARCH, 2020,



Champak Chita Bhula
CHAMPAK CHITA BHULA

Signature of Notary Public

My Commission Expires: My Commission expires
March 1, 2021