

STATE OF NORTH CAROLINA

COUNTY OF MOORE

**AMENDMENT TO THE DECLARATION OF RESTRICTIONS,
CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND CHARGES
OF
TALAMORE WESTSIDE HOMEOWNERS ASSOCIATION, INC.**

This Amendment made on this 13th day of February, 2010, by Talamore Westside Homeowners Association, Inc.;

WITNESSETH:

WHEREAS, the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges has been duly recorded in Deed Book 912, page 57, et seq. of the Moore County Public Registry concerning the properties therein described; and

WHEREAS, the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges provides that a resolution for the adoption of a proposed amendment must be approved by the owners entitled to cast not less than eighty percent (80%) of the total authorized votes of the Association; and

WHEREAS, Declarant holds more than eighty percent (80%) of the authorized votes of the Members present in person or by proxy at the Annual Homeowners Meeting on February 13, 2010, and is therefore entitled to amend the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges recorded in Deed Book 00912, Pages 00057 to 00075 as outlined below:

ARTICLE VII USE OF TALAMORE PROPERTY F. Fences and Walls: Page 00064 shall be amended by replacing the entire paragraph **F**, by adding a new paragraph which reads as follows:

F. Fences and Walls: No fences or walls shall be erected or maintained on the perimeter of a lot or outside the building envelope without prior approval of the ARC .

ARTICLE VII USE OF TALAMORE PROPERTY G. Parking Areas: Page 00064 shall be amended by replacing the entire paragraph **G**. by adding a new paragraph which reads as follows:

G. Parking Areas: No owner of a lot shall park, store or keep any motor vehicle, boat, trailer, recreational vehicle or other vehicle upon the property except in accordance with rules and regulations adopted by the Association. The parking spaces located within the common areas shall be for the sole and exclusive use of all of the owners. However, extended parking of personal vehicles on main streets shall not be allowed for both safety concerns and appearance sake. No person shall repair or restore any motor vehicle, boat, trailer, recreational vehicle or other vehicle upon any portion of the common area except for emergency repairs thereto and only to the extent necessary to enable movement thereof to a proper facility.

ARTICLE VII USE OF TALAMORE PROPERTY N. Antennas and Satellite Dishes: Page 00065 shall be amended by replacing the entire paragraph N. by adding a new paragraph which reads as follows:

N. Antennas and Satellite Dishes: Outside antennas and satellite dishes in excess of 39.5 inches in diameter shall not be permitted.

MASTER GUIDELINES AND PROCEDURES, EXHIBIT B TO THE DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND CHARGES recorded in Deed Book 912, Pages 00083 to 00102 shall be amended as follows:

Philosophy, Page 00085, paragraph 2, 3rd sentence, "If concrete block is desired, it must be stuccoed and colored to blend the house with the surrounding grounds." shall be deleted in its entirety.

Exterior Elevations, Page 00094, shall be amended by replacing the entire paragraph 4 by adding a new paragraph, which reads as follows:

4. Preferred exterior features and materials include stone, brick, high-pitched roofs, brick chimneys, etc. Horizontal or vertical wood siding and stucco may be acceptable for secondary or decorative treatments.

Exterior Materials, Page 00094, shall be amended by replacing the entire paragraph 1 by adding a new paragraph, which reads as follows:

1. Dwellings in Talamore shall be constructed primarily of brick exterior. The selection of exterior materials shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole.

Natural materials are preferred over synthetic materials. Depending on specific applications, the following materials have also been approved by the ARC (approval subject to application, texture, and use of other primary, secondary, or decorative treatments):

- A. **WOOD (cypress/cedar/redwood):** board and batten lap siding; cedar shakes (roofs); tongue and groove siding; and Hardiplank.
- B. **STUCCO.**
- C. **MASONRY:** Natural stone and brick; concrete block with approved surface treatment.
- D. **WINDOWS:** Wood, aluminum frame, PVC clad, or painted.
- E. **SOFFITS AND FASCIA BOARDS:** Painted or PVC or aluminum clad.

Roof Pitch/Roofing Materials/Solar Water Heaters, Page 00095, shall be amended by replacing the third sentence of paragraph 1 “Recommended roof surfacing materials are fiberglass/asphalt shingles, cedar shakes, cedar shingles, and natural slate, tile and copper seamed roofing.” with a new sentence which reads as follows:

Recommended roof surfacing materials are fiberglass/asphalt shingles, cedar shakes, cedar shingles, and natural slate.

Fences, Page 00096, shall be amended by replacing the entire paragraph 1. “All fencing, including screening fencing, shall be approved by the ARC.” By adding a new paragraph which reads as follows:

- 1. All fencing, including screening fencing as noted in Fences. 2 must be approved by the ARC prior to installation.**

Garages/Driveways/Exterior Lighting, Page 00097, shall be amended by replacing the entire paragraph 5, by adding a new paragraph which reads as follows:

- 5. Recommended materials for driveways include blue stone (but not other stone), colored or stained concrete (the color to be charcoal which is the closest resemblance to blue stone), or asphalt (black). Homeowner will be responsible to ensure that proper drainage is installed and maintained so that driveway installation does not damage any neighboring property. Any and all drainage should be channeled to the public streets or appropriate drain inlets. Water runoff cannot be concentrated in such a way that it is dumped onto a**

neighboring property or the golf course. All submittals must denote how water runoff from the proposed driveway will be addressed.

Utilities/Service Areas/Accessory Structures, Page 00098, shall be amended by replacing the entire paragraph 2, by adding a new paragraph which reads as follows:

2. All permanently installed playground equipment shall be of wood construction, and shall be placed at the rear of the residence only, and only with prior approval of the ARC.

Utilities/Service Areas/Accessory Structures, Page 00098, shall be amended by replacing the entire paragraph 3, by adding a new paragraph which reads as follows:

3. Decorative objects such as sculptures, birdbaths, fountains, and the like shall be kept to a minimum in both number of objects and in size. The ARC reserves the right to disapprove and request removal of any decorative object deemed inappropriate in composition and/or size.

Utilities/Service Areas/Accessory Structures, Page 00098, shall be amended by replacing the entire paragraph 4, by adding a new paragraph which reads as follows:

4. Outside antennas and satellite dishes in excess of 39.5 inches in diameter shall not be permitted.

Vehicle Parking, Page 00099, shall be amended by replacing the entire existing paragraph by adding a new paragraph which reads as follows:

Homeowners and applicants will not be permitted to park any commercial vehicle, boat, truck, van, trailer, camper, mobile home, tractor, bus, farm equipment, recreational vehicle, off-road vehicle, trailer coach, or similar vehicle for a period of twenty-four (24) hours on any lot or common area unless such vehicle is parked inside a totally enclosed structure. Street parking of all of the above is prohibited. The parking of personal vehicles on main streets shall not be allowed for both safety concerns and appearance sake. Personal vehicles must be parked in garages or driveways, and not on the street. Exceptions include occasional guest vehicles, but not for extended periods of time.

This _____ day of March, 2010.

By: _____

John J. Donovan, Jr.
President
Talamore Westside Homeowners Association, Inc.

This _____ day of March, 2010, personally came before me,
_____, a Notary Public for the said
County and State, John J. Donovan, Jr., who, being by me sworn, says that he is President of the
Talamore Westside Homeowners Association, Inc., and that said writing was signed by him on
behalf of the said Association by his authority duly given as President of said Association.

Notary Public

Printed Name of Notary Public

My commission expires:
