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Fee Amt: \$26.00 Page 1 of 2  
Workflow# 0000057212-0001  
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 3<sup>RD</sup> 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.

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This the day and year first above written.

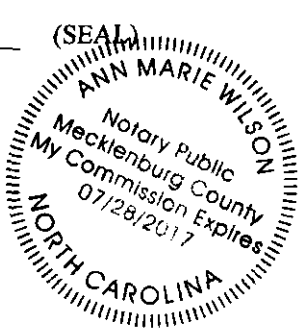
WATERFRONT GROUP INVESTMENTS, LLC

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 8<sup>th</sup> day of May, 2013.

My Commission Expires: 7/28/17



*Ann Marie Wilson*  
Notary Public Signature