

Mail to: James W. Armentrout, Ramey, Inc., P.O. Box 10, Bethania, NC 27010

DRAFTED BY: JAMES W. ARMENTROUT

NORTH CAROLINA }  
DAVIDSON COUNTY }

SUPPLEMENT TO THE DECLARATION  
OF THE COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
MEADOWLANDS (OLDE LANTERN)

This Supplement to the Declaration of Covenants, Conditions and Restrictions for Meadowlands, is made this 15<sup>th</sup> day of February 2017 by Meadowlands Development, LLC, hereinafter called "Declarant" and by additional signatories, Isenhour Homes, LLC, Gary Smith and wife Mary Smith, Ashley Hinson Sexton, and husband Richard B. Sexton, Jr., Doris Royals, Barbara M. Mason, Lorie J. Howard, Leslie Kay Patterson, Bruce E. Johnson and wife Pamela H. Johnson, Coby Lee Gray and wife Angela Marie Gray and David L. Blackburn and wife Linda J. Blackburn.

WHEREAS, Declarant, Meadowlands Development, LLC, herein caused a Declaration of Covenants, Conditions and Restrictions for Meadowlands to be recorded in Book 1600, Page 0233, Davidson County Registry; and

WHEREAS, Declarant, Meadowlands Development, LLC, reserved the right to impose additional Restrictive Covenants upon individual platted neighborhoods within Meadowlands;

WHEREAS, Meadowlands Development, LLC and the other signatories herein are owners of all of the tracts in Meadowlands, Section One, Olde Lantern, and wish to join in the additional restrictions on all Olde Lantern lots;

NOW THEREFORE, Declarant, Meadowlands Development, LLC and the other signatories hereto impose the following additional restrictions on those properties contained on Maps of Meadowlands, Section One, Olde Lantern as recorded in Plat Book 56, Page 97; Plat Book 59, Page 36; Plat Book 60, Page 13; Plat Book 60, Page 21; and Plat Book 61, Page 63, all in Davidson County Registry:

1. Each residence must utilize water-conservation fixtures and low-flush toilets;
2. No residence shall be constructed on any lot containing less than the following minimum square footages of heated living area;
  - For a 1-story dwelling: a minimum of 1500 square feet;
  - For a 1-1/2 story dwelling: a minimum of 1700 square feet;

- For a 2-story dwelling: a minimum of 1700 square feet;
  - For a split level dwelling: a minimum of 1500 square feet;
3. The foundations for all houses shall be brick, stone or stucco. The only permitted exterior wall materials shall be brick, stone, or stucco. Wood or vinyl cedar shakes and painted cement board siding may also be used on up to 25% of the exterior wall surface. Vinyl trim is also permitted.

The above square footage restrictions do not include areas finished in a basement or lower level. The split level minimum is for the two principal levels of the dwelling.

IN WITNESS WHEREOF, Meadowlands Development, LLC and the other property owners/signatories herein have caused this Supplement to the Declaration of Covenants, Conditions and Restrictions for Meadowlands as it affects only Olde Lantern to be executed this 15<sup>th</sup> day of February, 2017.

Isenhour Homes, LLC

By [Signature] (SEAL)  
Manager

[Signature] (SEAL)  
Gary Smith

[Signature] (SEAL)  
Mary Smith

[Signature] (SEAL)  
Ashley Hinson Sexton

[Signature] (SEAL)  
Richard J. Sexton, Jr.

[Signature] (SEAL)  
Doris Royals

[Signature] (SEAL)  
David L. Blackburn

[Signature] (SEAL)  
Linda J. Blackburn

Meadowlands Development, LLC

By [Signature] (Seal)  
Manager

[Signature] (SEAL)  
Leslie Kay Patterson

[Signature] (SEAL)  
Barabara M. Mason

[Signature] (SEAL)  
Lorie J. Howard

[Signature] (SEAL)  
Bruce E. Johnson

[Signature] (SEAL)  
Pamela H. Johnson

[Signature] (SEAL)  
Coby Lee Gary

[Signature] (SEAL)  
Angela Marie Gray

STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, James W. Armentrout, a Notary Public of the County and State  
aforesaid, certify that Gary Smith, Manager of Ironline Health personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 11<sup>th</sup> day of February,  
20 17.

  
\_\_\_\_\_  
Notary Public

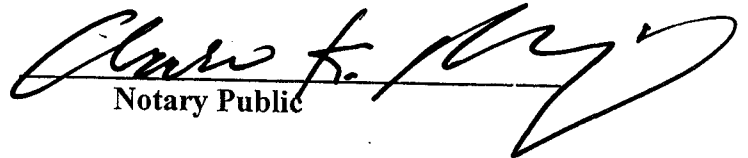
My commission expires: 3/25/2017

JAMES W. ARMENTROUT NOTARY PUBLIC FOR FORSYTH COUNTY STATE OF NORTH CAROLINA MY COMMISSION EXPIRES 03-25-2017
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STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Gary Smith personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 27<sup>th</sup> day of JANUARY,  
2017.

  
Notary Public

My commission expires: 8/21/17

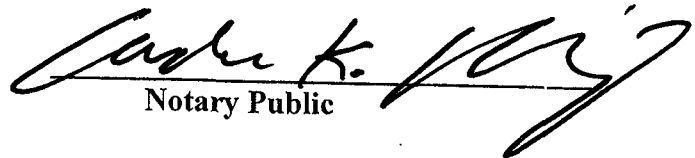
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ANDREW K. MILLSAPS  
NOTARY PUBLIC  
FORSYTH COUNTY, NC  
MY COMMISSION EXPIRES 8/21/17

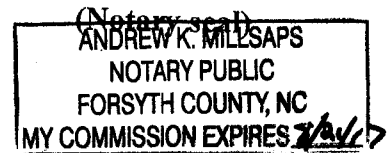
STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Mary Smith personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 29<sup>th</sup> day of JANUARY,  
2012.

  
Notary Public

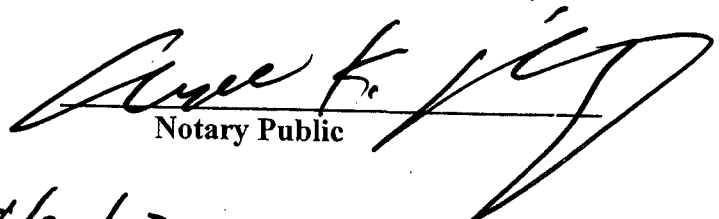
My commission expires: 8/21/17



STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Ashley Hinson Sexton personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 31<sup>st</sup> day of January,  
20 17.

  
Notary Public

My commission expires: 8/21/17

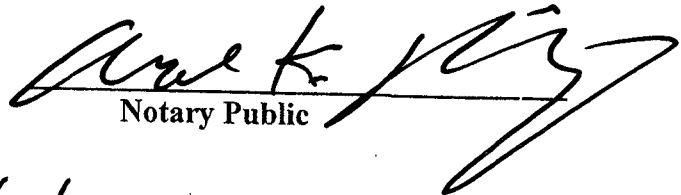
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ANDREW K. MILLSAPS NOTARY PUBLIC FORSYTH COUNTY, NC MY COMMISSION EXPIRES <u>8/21/17</u>
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STATE of NORTH CAROLINA  
COUNTY of FORSYTH

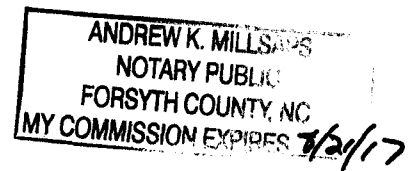
I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Richard J. Sexton personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 31<sup>st</sup> day of January,  
2017.

  
Notary Public

My commission expires: 8/21/17

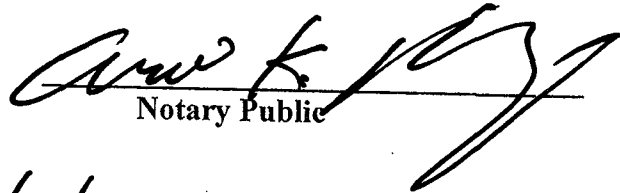
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STATE of NORTH CAROLINA  
COUNTY of FORSYTH

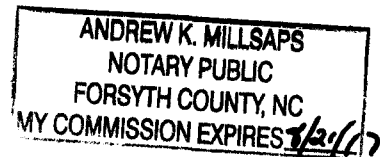
I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Doris Royals personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 29<sup>th</sup> day of January,  
20 12.

  
Notary Public

My commission expires: 8/21/17

(Notary seal)

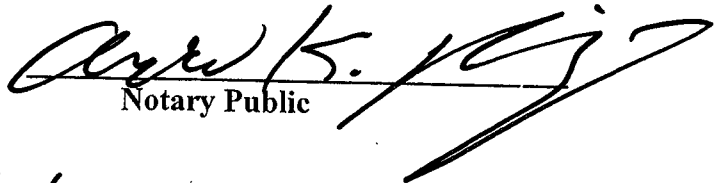




STATE of NORTH CAROLINA  
COUNTY of FORSYTH

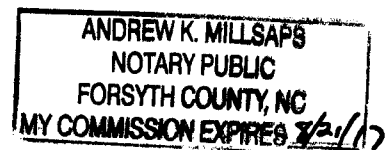
I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that David L. Blackburn personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 29<sup>th</sup> day of JANUARY,  
2017.

  
Notary Public

My commission expires: 8/21/17

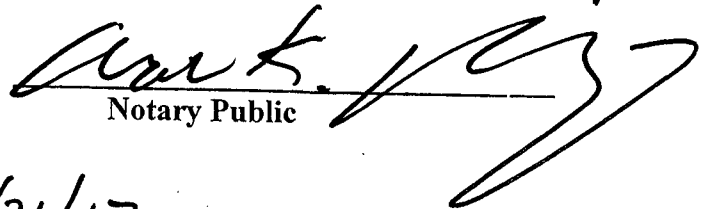
(Notary seal)



STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, Andrew K. Millsaps a Notary Public of the County and State  
aforesaid, certify that Linda J. Blackburn personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 27<sup>th</sup> day of January,  
2012.

  
Notary Public

My commission expires: 8/21/17

(Notary seal)

ANDREW K. MILLSAPS  
NOTARY PUBLIC  
FORSYTH COUNTY, NC  
MY COMMISSION EXPIRES 8/21/17

STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, James W. Armentrout, a Notary Public of the County and State  
aforesaid, certify that G.F. Ramsey, manager of manufacturing personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 15<sup>th</sup> day of February,  
2017.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/27/2017

JAMES W. ARMENTROUT NOTARY PUBLIC FORSYTH COUNTY STATE OF NORTH CAROLINA MY COMMISSION EXPIRES 03-25-2017
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STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, James W. Armentrout, a Notary Public of the County and State  
aforesaid, certify that Leslie Kay Patterson personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 15<sup>th</sup> day of February,  
20 17.

  
\_\_\_\_\_  
Notary Public

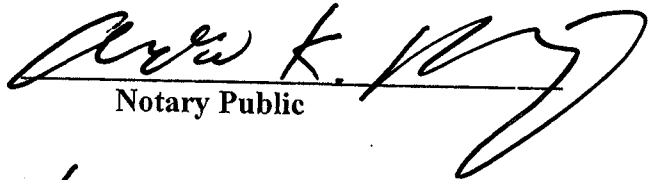
My commission expires: 7/25/2017

JAMES W. ARMENTROUT NOTARY PUBLIC FORSYTH COUNTY STATE OF NORTH CAROLINA MY COMMISSION EXPIRES 03-25-2017
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STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that BARBARA M. MASON personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 29<sup>th</sup> day of JANUARY,  
20 12.

  
Notary Public

My commission expires: 8/21/17

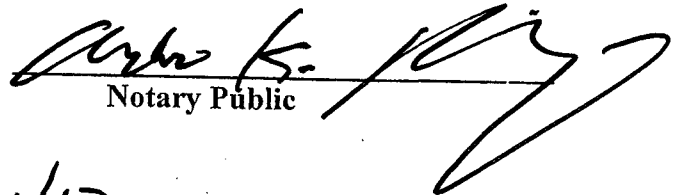
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ANDREW K. MILLSAPS  
NOTARY PUBLIC  
FORSYTH COUNTY, NC  
MY COMMISSION EXPIRES 8/21/17

STATE of NORTH CAROLINA  
COUNTY of FORSYTH

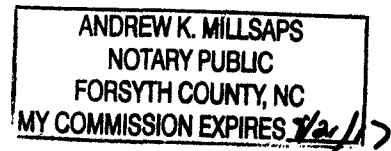
I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Lorrie J. Howard personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 29<sup>th</sup> day of JANUARY,  
2017.

  
Notary Public

My commission expires: 8/21/17

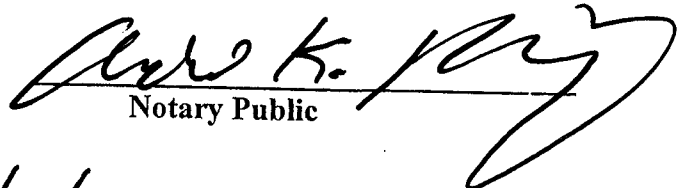
(Notary seal)



STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Bruce E. Johnson personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 29<sup>th</sup> day of JANUARY,  
20 17.

  
Notary Public

My commission expires: 8/21/17

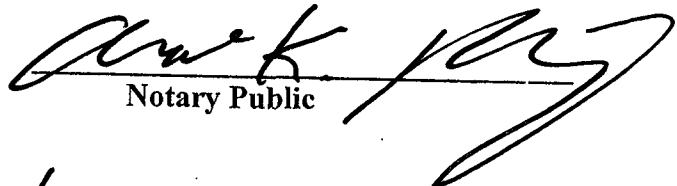
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ANDREW K. MILLSAPS  
NOTARY PUBLIC  
FORSYTH COUNTY, NC  
MY COMMISSION EXPIRES 8/21/17

STATE of NORTH CAROLINA  
COUNTY of FORSYTH

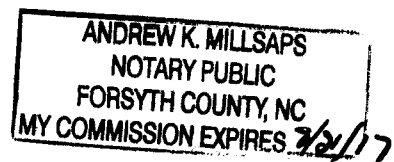
I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Pamela H. Johnson personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 29<sup>th</sup> day of JANUARY,  
2017.

  
Notary Public

My commission expires: 8/21/17

(Notary seal)

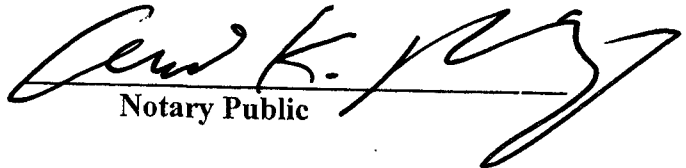




STATE of NORTH CAROLINA  
COUNTY of FORSYTH

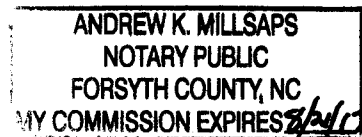
I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that Loby Lee Gray personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 11<sup>th</sup> day of February,  
20 12.

  
Notary Public

My commission expires: 8/21/17

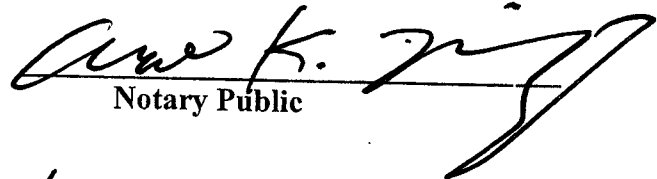
(Notary seal)



STATE of NORTH CAROLINA  
COUNTY of FORSYTH

I, Andrew K. Millsaps, a Notary Public of the County and State  
aforesaid, certify that ANGELA MARIE GRAY personally  
appeared before me this day and acknowledged the execution of the foregoing  
instrument.

WITNESS my hand and official seal this the 2<sup>nd</sup> day of FEBRUARY,  
20 17.

  
Notary Public

My commission expires: 8/21/17

(Notary seal)

