



PARK PLACE AT STRAUS PARK PROPERTY OWNER'S ASSOCIATION, INC.

PARK PLACE LOT COVENANTS

In addition to the provisions set forth in the Declaration, the following covenants are applicable to the above Classification.

1. Lots in this Classification shall be only used for those business and commercial uses that are approved by the Master Association in writing. No adult bookstore, illicit drug paraphernalia store, entertainment facility showing sexually explicit material or business representing itself as primarily being a nightclub, bar or saloon shall be permitted to operate in Straus Park. The businesses operating in this Classification are intended to be reasonably usable by the residents of Straus Park and their guests.
2. Each Owner in the Park Place Classification shall pay, upon being invoiced therefore, the Park Place Assessments to the Straus Park/Park Place Property Owners Association, Inc., which amount is in addition to the Assessments payable to the Master Association. Park Place Assessments shall be billed quarterly.
3. All signage (including content, size, color and material) must be in conformity with applicable ordinances and must be approved by the ECC. Wherever possible, single signs with multiple face plates shall be used in order to reduce the number of free-standing signs.
4. On-street parking shall be regulated by the ECC, the Straus Park/Park Place Property Owners Association, Inc. and the Master Association, as permitted by law. Parking spaces shall be reasonable striped and maintained by the Straus Park/Park Place Property Owners Association, Inc., and shall conform with all governmental regulations.
5. Any food service facilities operating in the Classification must have an "A" Sanitation Rating. Should a lower Sanitation Rating be assessed and the "A" Sanitation Rating not restored by the next inspection, the Master Association shall have the right to demand the cessation of all restaurant operations until an "A" Sanitation Rating is restored; and upon such demand, such food service operations shall promptly cease.

CERTIFICATION

I, DAVID C. NEUMANN, being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

David C. Neumann (SEAL)
Park Place

David C. Neumann
Print Name

CERTIFICATION

I, Lloyd G. Fisher, being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

Lloyd G. Fisher (SEAL)

Lloyd G. Fisher
Print Name

CERTIFICATION

I, Stroms Park Partners, LLC, being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

Arthur B. Fisher (SEAL)

ARTHUR B. FISHER
Print Name

CERTIFICATION

I, Stonehouse Properties, LLC, being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

Arthur G. Fisher

(SEAL)


ARTHUR G FISHER

Print Name

CERTIFICATION

I,  _____, being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

_____ (SEAL)


_____ Print Name

CERTIFICATION

I, United Community Bank, being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

United Community Bank
By:

Mary Lynn Manley (SEAL)

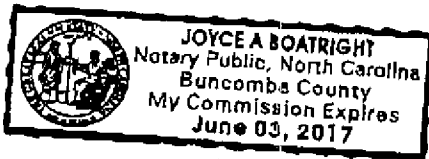
Mary Lynn Manley
Print Name

demand the cessation of all restaurant operations until an "A" Sanitation Rating is restored; and upon such demand, such food service operations shall promptly cease.

CERTIFICATION

I, Asheville Savings Bank being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

Joyce A. Boatright (SEAL)
JOYCE A BOATRIGHT



MIKE SHOPE - Agent - ASB
Print Name
FOR ASHEVILLE SAVINGS
BANK
Mike Shope

CERTIFICATION

I, United Community Bank, being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

United Community Bank
By:

Mary Lynn Manley (SEAL)

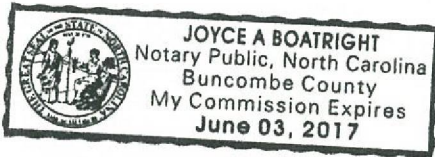
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Print Name

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CERTIFICATION

I, Asheville Savings Bank, being a Property Owner of Park Place Property Owners Association, Inc., do hereby certify that the foregoing Amendment have read and concur with the change.

Joyce A. Boatright (SEAL)
JOYCE A BOATRIGHT



MIKE SHOPE - Agent - AVP
Print Name
For Asheville Savings
Bank
Mike Shope