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TRANSYLVANIA CO, NC FEE $112.00
PRESENTED & RECORDED:
07-26-2022 11:30:12 AM
BETH C LANDRETH
REGISTER OF DEEDS
BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 1046
PG: 455-478

PREPARED BY AND RETURN TO:
Steel Creek POA Board of Directors
P.O. Box 44
Cedar Mountain, NC 28718

STATE OF NORTH CAROLINA

COUNTY OF TRANSYLVANIA

THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

(Rental)
(Future Amendment)

THIS AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK, (the "Amendment") is made and entered into this the 25th day of July, 2022, by and between the Steel Creek Property Owners Association, a North Carolina non-profit corporation (the "Association"), the undersigned owners of real property located within the subdivision known as Steel Creek (the "Subdivision") as the same is more particularly described herein, and all present and future owners of lots and other properties within the Subdivision (collectively the "Owners"); the Association and Owners being sometimes hereinafter referred to collectively as the "Parties" and individually as a "Party".

WITNESSETH:

WHEREAS, the Subdivision is subject to and governed by that certain Declaration of Protective Covenants for Steel Creek recorded in Book 442, at Page 513 of the Transylvania County, North Carolina Registry (the "Original Declaration"), as the same has been subsequently amended, including, without limitation, that certain Amendment to Covenants, Steel Creek, recorded in Book 455, at Page 454, of said Registry, and that certain Second Amendment to Protective Covenants for Steel Creek recorded in Document Book 100, at Page 741 of said Registry (collectively the "Declaration"); and,

WHEREAS, the Parties have determined that the rental of Dwellings within the Subdivision on a short-term basis is not consistent with the nature and character of the Subdivision, is not consistent with the expectation of the Parties when they purchased their homes and properties within the Subdivision, and that such rentals place an unreasonable burden on the Common Areas and infrastructure within the Subdivision; and,

WHEREAS, the Parties desire to amend the Declaration to restrict the rental of dwellings within the Subdivision as provided herein; and,

WHERAS, the Parties further desire to clarify and amend the procedure for the adoption of future amendments to the Declaration to be consistent with the Act, as otherwise provided herein;

WHEREAS, it is the intent of the Parties that this Amendment be adopted pursuant to Section 2-117 of Chapter 47F of the North Carolina General Statutes, such chapter being commonly referred to as the North Carolina Planned Community Act (the "Act"); and,

WHEREAS, in accordance with the Act, this Amendment has been approved and executed by Owners representing greater than sixty-seven percent (67%) of all votes of the Association.

NOW, THEREFORE, for and in consideration of the premises, the mutual advantage and benefit to all the present and future owners of Lots and properties within the Subdivision, the Declaration is hereby amended as follows:

1. **Amendment**. The last sentence of Paragraph 14 is hereby deleted in its entirety, and in lieu thereof the following is inserted:

> 14. **Term**. The Declaration may be modified or amended, in whole or part, by the affirmative vote, or execution of a written instrument, by Lot owners to which at least sixty seven percent (67%) of the votes of in the Association are allocated.

2. **Rental**. The following is hereby added to the Declaration as an additional, new Section 15:

15. **Rentals; Minimum Rental Period**. To preserve the nature and character of the Subdivision as an owner-occupied residential community, the leasing or renting of dwellings within the Subdivision is restricted as follows:

> (a) No dwelling, including, without limitation a guesthouse located on a Lot, may be Leased or Rented for a term of less than six (6) months in duration (the "Minimum Rental Period"). Termination of a Lease prior to expiration of the Minimum Rental Period by either the Owner or tenant for any reason shall not entitle the Owner to re-let the dwelling until following the expiration of the Minimum Rental Period applicable to the original tenancy.

(b) A guesthouse or second dwelling on a Lot may be Leased or Rented separately from the primary dwelling on the Lot. Provided, however that any concurrent Lease or Rental of the primary and second dwelling shall be for the same term.

For the purposes of this Declaration, "Leasing" or "Renting" shall be defined as the occupancy of a dwelling by any person other than its Owner or an immediate family member of the Owner, for which the Owner receives any consideration or benefit, including a fee, service, barter, or otherwise. For the avoidance of doubt, the following shall not be considered Leasing or Renting of the dwelling: 1) Occupation of a dwelling by a bona-fide roommate of the Owner, 2) Occupation of a dwelling by a caretaker for Owner(s) or Owner's property and 3) Occupation of a dwelling by a house sitter during any period while the Owner is traveling or not otherwise occupying the dwelling.

(c) The Owner shall cause all tenants to comply with the terms and conditions of this Declaration and all duly adopted rules and regulations of the Association. If the event of a violation thereof by a tenant, the Owner shall be and remain subject to sanction as otherwise provided herein and, in the Act, including, without limitation, the imposition of fines and other charges.

(d) Without limiting the authority of the Board to establish rules and regulations as otherwise permitted in the Declaration and Bylaws of the Association, or otherwise in accordance with applicable law, the Parties specifically acknowledge and agree that the Board of Directors of the Association shall have the power and authority to make and enforce rules and regulations with respect to the rental of dwellings and other properties within the Subdivision which are not inconsistent with the restrictions contemplated herein.

Except as otherwise specifically provided herein, all capitalized terms contained within this Amendment shall be deemed to have the same meaning as that set forth in the Declaration. Except as amended in accordance with this Amendment, the Declaration shall be and remain the same.

(Signatures appear on following pages)

IN WITNESS WHEREOF, the Association and the undersigned Owners have caused the due execution of the foregoing Third Amendment to Declaration of Protective Covenants for Steel Creek to be effective as of the day and year first above written.

STEEL CREEK PROPERTY OWNERS' ASSOCIATION, INC, a North Carolina non-profit corporation

By: _____

Print Name: John F. (Fred) Sperry , President

Attest: _____

Print Name: J. Scott Meyer, Vice President

****

STATE OF North Carolina

COUNTY OF Transylvania

I, Sterling N. Owen, Notary Public for said County and State, certify that John F. Sperry personally appeared before me this day and acknowledged that he/she is Secretary of Steel Creek Property Owners Association, Inc., and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President.

WITNESS my hand and official stamp or seal, this the 18 day of July, 2022.

My Commission Expires:

6-29-2024

STERLING N. OWEN NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.

(NOTARIAL SEAL)

_____

Sterling N. Owen, Notary Public

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lots identified as Parcel 8593-72-3778-000 recorded in Book # 971 Page #589 within the Steel Creek Subdivision and executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL) Kelly M. Diepeveen (SEAL)

Peter C Diepeveen Kelly M Diepeveen

STATE OF NC

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Peter C Diepeveen and Kelly M. Diepeveen personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 7 day of July, 2022

My Commission Expires:
August 24, 2023

Jessica L. Eubanks, Notary Public

(NOTARIAL SEAL)

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-56-7555-000 recorded in Book # 997 Page 609 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Samuel C Edney (SEAL)

Eda P. Edney (SEAL)

Samuel C Edney

Eda P. Edney

STATE OF NC

COUNTY OF TRANSYLVANIA

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Samuel C. Edney and Eda P Edney personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 5th day of July, 2022.

My Commission Expires:
4/20/26

Alisa L. Bell, Notary Public

(NOTARIAL SEAL)

Alisa L. Bell NOTARY PUBLIC Transylvania County

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned is the owners of one (1) Lot identified as Parcel 8593-74-9501-000 recorded in Book # 35 Page 326 within the Steel Creek Subdivision and is executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Trustee makes the following certifications with respect to the Susan M Eison dated June 20, 1990:

1. The Trust has not been revoked and remains in full force and effect.
2. Tom Eison is the sole Trustee of the Trust
3. The Trust provides the Trustee with the power to execute this Amendment to the Declaration Of Protective Covenants For Steel Creek.

Susan M Eison Trust dated June 20, 1990

By: Thomas B. Eison (SEAL)

Tom Eison, Trustee

STATE OF South Carolina

COUNTY OF Spartanburg

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Tom Eison, as Trustee for the Susan M. Eison Trust dated June 20, 1990 personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

My Commission Expires:

WITNESS my hand and official stamp or seal, this the 20th day of July, 2022.

February 26, 2023 Cleyg J Jayler, Notary Public

(NOTARIAL SEAL)

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned is the owner of two (2) Lots identified as Parcel 8593-96-4484-000 recorded in Book #323 Page 808 and Parcel 8593-97-1820-000 recorded in Book #45 Page 70 within the Steel Creek Subdivision and is executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Jean D Judge (SEAL)

Jean D Judge, unmarried

STATE OF North Carolina

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Jean D. Judge personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 25 day of May, 2022.

My Commission Expires:
6-29-2024

Sterling N. Owen, Notary Public

(NOTARIAL SEAL) STERLING N. OWEN NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.

~~SAMPLE OWNER SIGNATURE PAGE~~

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot(s) identified as Parcel 8593-76-4232-000 recorded in Book ~~442~~ Page 779 within the Steel Creek Subdivision and are executing this Amendment #3 to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL) _____(SEAL)

Owner Co-Owner

STATE OF North Carolina

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Wayne Kevitt and Sarah Kevitt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 3rd day of June, 2021.

My Commission Expires:
1/12/2026

_____
Laketra Conley Notary Public

(NOTARIAL SEAL)

LAKETRA CONLEY NOTARY PUBLIC MY COMMISSION EXPIRES JANUARY 12, 2026 TRANSYLVANIA COUNTY, NC

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-56-8876-000 recorded in Book # 40 Page 325 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Thomas L. Mason (SEAL) Charlotte Mason (SEAL)

Thomas L Mason Charlotte Mason

STATE OF North Carolina

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Thomas L Mason & Charlotte Mason personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 6 day of May, 2022.

My Commission Expires:
2.2.27

Michelle T Cruell
Michelle T Cruell, Notary Public

(NOTARIAL SEAL)
MICHELLE T CRUELL
NOTARY PUBLIC
Transylvania County
State of North Carolina
My Comm. Expires February 2, 2027

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-62-8830-000 recorded in Book # 511 Page 340 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Marshall F McCallie (SEAL)

Marshall F McCallie

Amye G McCallie (SEAL)

Amye G McCallie

STATE OF NC

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Marshall F & Amye G McCallie personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 3rd day of May, 2022.

My Commission Expires:
2/10/2027

Kimberly Michelle Burns
Kimberly Michelle Burns, Notary Public

(NOTARIAL SEAL)

Kimberly Michelle Burns
NOTARY PUBLIC
Transylvania County
North Carolina
My Commission Expires 02/10/2027

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lots identified as Parcel 8593-78-2262-000 recorded in Book # 986 Page 200 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL) _____(SEAL)

John Matthew Millen Anissa Alice Millen

STATE OF SC

COUNTY OF York

The undersigned Notary Public for the aforesaid County and State, does hereby certify that John Matthew Millen and Anissa Alice Millen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 2nd day of May, 2022.

My Commission Expires:
3/23/2027

Holly B. Thomson
Holly B. Thomson, Notary Public

(NOTARIAL SEAL)

HOLLY B THOMSON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-23-2027
STATE OF SOUTH CAROLINA

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned is the owner of two (2) Lots identified as Parcel 8593-66-8106-000 recorded in Book # 14 Page 464 and Parcel 8593-87-0226-000 recorded in Book # 326 Page 519 within the Steel Creek Subdivision and is executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL)

Linda Melrose, unmarried

STATE OF NC

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Linda M Williams Melrose personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 1 day of July, 2022.

My Commission Expires:
2/10/27

Kimberly Michelle Burns
Kimberly Michelle Burns Notary Public

(NOTARIAL SEAL)

Kimberly Michelle Burns
NOTARY PUBLIC
Transylvania County
North Carolina
My Commission Expires 02/10/2027

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-75-5702-000 recorded in Book # 42 Page 482 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____ (SEAL) _____ (SEAL)

Linda Melrose, unmarried Dixie Card, unmarried

STATE OF NC

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Linda Melrose and Dixie Card personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 22 day of July, 2022.

My Commission Expires:
August 24 2023

_____
Jessica L. Eubanks, Notary Public

(NOTARIAL SEAL)

JESSICA L EUBANKS NOTARY PUBLIC TRANSYLVANIA COUNTY, NC
My Comm. Expires August 24, 2023

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-66-5725-000 recorded in Book # 442 Page 513 within the Steel Creek Subdivision and is executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Trustee makes the following certifications with respect to the Meyer Family Trust dated October 6,1993:

1. The Trust has not been revoked and remains in full force and effect.
2. J. Scott Meyer and Carole B. Meyer are the sole Trustees of the Trust
3. The Trust provides the Trustee with the power to execute this Amendment to the Declaration Of Protective Covenants For Steel Creek.

Meyer Family Trust dated Oct 6,1993

By: _____ (SEAL) _____ (SEAL)

J. Scott Meyer, Co-Trustee Carole B. Meyer, Co-Trustee

STATE OF NorthCarolina

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that J. Scott Meyer and Carole B. Meyer as Co-Trustees of Meyer Family Trust dated October 6, 1993 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 8th day of June, 2022.

My Commission Expires:
6-29-2024

_____
Sterling N. Owen, Notary Public

(NOTARIAL SEAL)

STERLING N. OWEN NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-85-0833-000 recorded in Book # 933 Page 345 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL) _____(SEAL)

Stephen F Robertson Dawn L Robertson

STATE OF North Carolina

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Stephen Robertson and Dawn Robertson personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 14 day of July, 2022.

My Commission Expires:
6-29-2024

_____
Sterling N. Owen, Notary Public

(NOTARIAL SEAL)

STERLING N. OWEN NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-73-4507 and recorded in Book 953 Page 295 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Scherer Realty LLLP, a Florida limited liability partnership

By: Anne E. Scherer (SEAL)

Anne E. Scherer, President

STATE OF Florida

COUNTY OF Broward

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Anne E. Scherer as President on behalf of Scherer Realty LLLP, a Florida limited liability partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 4th day of May, 2022.

My Commission Expires:
4/14/24

5/4/22 Notary Public

(NOTARIAL SEAL)

Notary Public State of Florida
Juana Lira
My Commission GG 978778
Expires 04/14/2024

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owner of two (2) Lots identified as Parcel 8593-64-6489-000 recorded in Book # 1017 Page 431 and Parcel 8593-89-9191-000 recorded in Book # 1018 Page 166 within the Steel Creek Subdivision and is. executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL) _____(SEAL)

William R. Scherer Anne E. Scherer

STATE OF Florida

COUNTY OF Broward

The undersigned Notary Public for the aforesaid County and State, does hereby certify that William Scherer + Anne Scherer personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 4th day of May, 2022.

My Commission Expires:
4/14/24

_____
5/4/22, Notary Public

(NOTARIAL SEAL)

Notary Public State of Florida
Juana Lira
My Commission GG 978778
Expires 04/14/2024

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-67-6781-000 recorded in Book #343 Page 647 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Charles E Sperry (SEAL) Sylvia L. Sperry (SEAL)

Charles E. Sperry Sylvia L. Sperry

STATE OF Florida

COUNTY OF Broward

The undersigned Notary Public for the aforesaid County and State, does hereby certify that CHARLES + SYLVIA SPERRY personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 2 day of May, 2022.

My Commission Expires:
9-15-24

_____, Notary Public

(NOTARIAL SEAL)

NICOLETT HYLTON
Notary Public-State of Florida
Commission # HH 42806
My Commission Expires
September 15, 2024

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-67-2470-000 recorded in Book # 941 Page 31 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Charles E. Sperry (SEAL)

Charles E. Sperry

Sylvia L. Sperry (SEAL)

Sylvia L. Sperry

(SEAL)

Christopher S. Sperry

(SEAL)

Kristi A. Sperry

STATE OF Florida

COUNTY OF Broward

The undersigned Notary Public for the aforesaid County and State, does hereby certify that CHARLES, SYLVIA, CHRISTOPHER & KRISTI SPERRY personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 2 day of May, 2022.

My Commission Expires:
9-15-24

, Notary Public

(NOTARIAL SEAL)

NICOLETT HYLTON
Notary Public-State of Florida
Commission # HH 42806
My Commission Expires
September 15, 2024

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned is the owner of one (1) Lot identified as Parcel 8593-67-9938-000 recorded in Book # 941 Page 34 within the Steel Creek Subdivision and is executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL) _____(SEAL)

Christopher S. Sperry Kristi A. Sperry

STATE OF Florida

COUNTY OF Broward

The undersigned Notary Public for the aforesaid County and State, does hereby certify that CHRISTOPHER & KRISTI SPERRY personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 2nd day of May, 2022.

My Commission Expires:
9-15-24

_____, Notary Public

(NOTARIAL SEAL)

NICOLETT HYLTON
Notary Public-State of Florida
Commission # HH 42806
My Commission Expires
September 15, 2024

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned is the owner of two (2) Lots identified as Parcel 8593-78-5643-000 recorded in Book # 661 Page 775 and Parcel 8593-89-1153-000 recorded in Book # 688 Page 152 within the Steel Creek Subdivision and is. executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

Trustee makes the following certifications with respect to the Sperry Family Trust dated November 11, 2004

1. The Trust has not been revoked and remains in full force and effect.
2. John F. Sperry is the sole Trustee of the Trust
3. The Trust provides the Trustee with the power to execute this Amendment to the Declaration Of Protective Covenants For Steel Creek.

John F. Sperry (SEAL)
John F. Sperry, Trustee
Residuary Trust under The Sperry Family
Revocable Trust dated November 11, 2004

STATE OF FLORIDA

COUNTY OF MANATEE

The undersigned Notary Public for the aforesaid County and State, does hereby certify that John F. Sperry as Trustee of Residuary Trust under the Sperry Family Revocable Trust dated November 11, 2004, personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 18 day of May, 2022.

My Commission Expires:
04-28-2025

Rosalyn N. Acosta
ROSALYN N. ACOSTA, Notary Public

(NOTARIAL SEAL)

ROSALYN N. ACOSTA
Notary Public-State of Florida
Commission # HH 123685
My Commission Expires
April 28, 2025

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-77-2135-000 recorded in Book # 102 Page 708 within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL) Patricia Nye Sweeney (SEAL)

Russell L. Sweeney Patricia Nye Sweeney

STATE OF North Carolina

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Russell L. Sweeney Patricia Nye Sweeney personally appeared before methis day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 2 day of May, 2022.

My Commission Expires:
08/17/2022

_____, Notary Public
Collin M Rife

(NOTARIAL SEAL)

COLLIN M RIFE
Notary Public
Transylvania
County
My Comm. Exp.
08-17-2022
NORTH CAROLINA

OWNER SIGNATURE PAGE TO THIRD AMENDMENT to DECLARATION OF PROTECTIVE COVENANTS FOR STEEL CREEK

The undersigned are the owners of one (1) Lot identified as Parcel 8593-86-0920-000 recorded in Book # 326 Page 516, within the Steel Creek Subdivision and are executing this Amendment to the Declaration of Protective Covenants for Steel Creek for the purpose of evidencing their agreement to the same as contemplated in this instrument.

_____(SEAL) _____(SEAL)

Robert S Tyler Kathryn B Tyler

STATE OF NorthCarolina

COUNTY OF Transylvania

The undersigned Notary Public for the aforesaid County and State, does hereby certify that Robert S. Tyler - Kathryn B Tyler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 3rd day of June, 2022.

My Commission Expires:
6-29-2024

_____
Sterling N. Owen, Notary Public

(NOTARIAL SEAL)

STERLING N. OWEN NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.