

Prepared by and Return to: S. Best

77 Central Ave, Ste. H, Asheville, NC 28801

STATE OF NORTH CAROLINA

COUNTY OF MADISON

**AMENDMENT TO**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR**  
**BETH HANAN**

THIS AMENDMENT is made on the day hereinafter set forth by BETH HANAN, LLC, a North Carolina limited liability company, hereinafter referred to as DECLARANT.

RECITALS:

1. Declarant caused to be recorded in the Office of the Register of Deeds for Madison County, North Carolina a Declaration of Covenants, Restrictions, Easements, Reservations, Terms and Conditions Governing Beth Hanan, a Subdivision of Madison County, North Carolina, in Book 695, at Page 530, herein "Declaration".
2. Declarant now desires to amend said Declaration.

NOW, THEREFORE, Declarant, pursuant to Article III, Section 3.1 of the Declaration does hereby amend the Declaration as follows:

A portion of Section 7.3 reads as follows:

"No one-story residential structure which has an area of less than One Thousand two hundred (1150 SF) (sic) square feet finished and heated living space on the main level, exclusive of porches, breezeways, steps and garages, shall be erected or placed or permitted to remain on any lot. No one and one-half (1 ½) or two-story (2) residential structure which has an area of less than One Thousand Two Hundred (800 SF) (sic) square feet finished, heated living space on the main, exclusive of porches, breezeways, steps and garages, and not less than a total of One Thousand Six Hundred (1400 SF) (sic) shall be erected or placed or permitted to remain on any lot."

Said portion of 7.3 is hereby amended as follows:

No one-story residential structure which has an area of less than One Thousand Fifty (1050 SF) square feet finished and heated living space on the main level, exclusive of porches, breezeways, steps and garages, shall be erected or placed or permitted to remain on any lot. No one and one-half (1 1/2) or two-story (2) residential structure which first story has an area of less than Eight Hundred (800 SF) square feet finished, heated living space on the main, exclusive of porches, breezeways, steps and garages, and not less than a total of One Thousand Three Hundred (1300 SF) shall be erected or placed or permitted to remain on any lot."

A portion of Section 7.3 reads as follows:

No residence shall be located nearer than twelve (12') feet to any interior lot line.

Said portion of 7.3 is hereby amended as follows:

No residence shall be located nearer than eight (8') feet to any interior lot line.

IN WITNESS WHEREOF, the Declarant and Association have caused this instrument to be executed this the ~~24~~ day of August, 2021.

30th September 2021

DECLARANT:

ASSOCIATION:

BETH HANAN, LLC

BETH HANAN HOMEOWNERS' ASSOCIATION

R. Wade Shields

R. Wade Shields

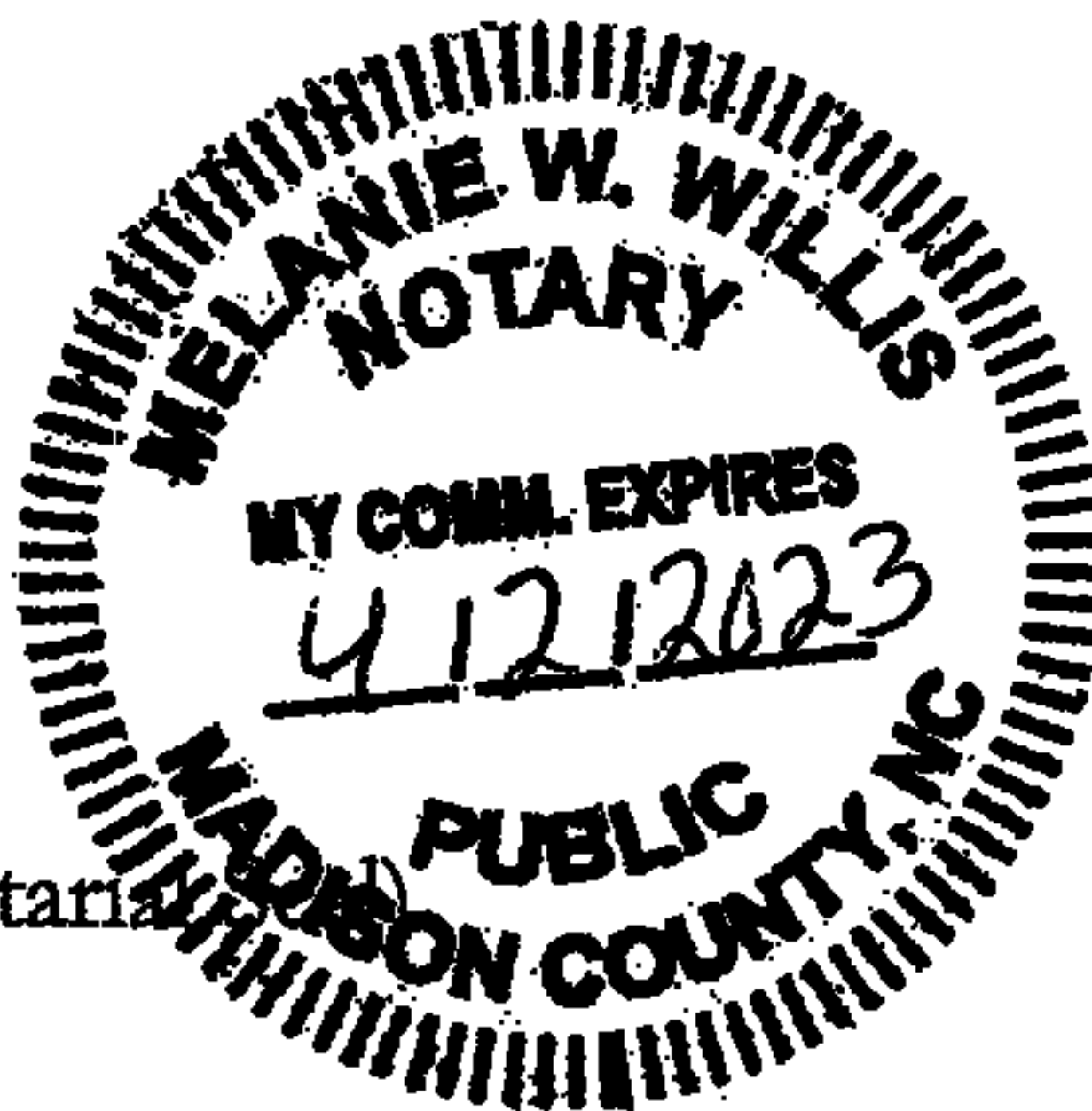
BY: R. WADE SHIELDS, Managing Member

BY: R. WADE SHIELDS

STATE OF NORTH CAROLINA  
COUNTY OF Madison

I, a Notary Public, certify that R. Wade Shields personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein in the capacity indicated.

Witness my hand and official stamp or seal on this 30th day of September 2021



(Notary)

Melanie W. Willis  
Signature of Notary

Printed Name: Melanie W. Willis  
Notary Public

My commission expires: 4-2-2021