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Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK **5992** PG **813-815**

CA

✓ Prepared by and return to: Zephyr Jost Sullivan, McAngus Goude-lock & Courie, P.O. Box 2137,  
Asheville, NC 28802-2137

COUNTY OF BUNCOMBE  
STATE OF NORTH CAROLINA

Deed Reference: Book 5348, Page 903

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR SOVEREIGN OAKS**

This Amendment to Declaration of Covenants, Conditions and Restrictions for Sovereign Oaks  
is made this 3<sup>rd</sup> day of December, 2020, by the Sovereign Oaks Homeowners' Association,  
Inc.

RECITALS:

WHEREAS, Andana, LLC recorded that Declaration of Covenants, Conditions and Restrictions  
for Sovereign Oaks on August 28, 2015 in Deed Book 5348, Page 903 of the Buncombe County  
Registry, as amended from time to time (hereinafter "Declaration");

WHEREAS, the Sovereign Oaks Homeowners' Association, Inc., a North Carolina nonprofit  
corporation, (hereinafter "Association") was created under and is governed by the Declaration  
and is comprised of the Owners of Lots in the Sovereign Oaks Subdivision;

WHEREAS, Article XI, Section 2(B) of the Declaration provides that it "may be amended by  
obtaining the vote of sixty-seven percent (67%) of all votes present at a duly held meeting of the  
Association Members at which a quorum is present and by, within ninety (90) days of such vote,  
obtaining written consent to such amendment by Association Members holding a sufficient  
number of votes to comprise, along with such voting Association Members, a total of sixty-seven  
percent (67%) of all votes entitled to be cast by Association Members"; and

WHEREAS, the Association membership pursuant to the foregoing provision, has voted to  
amend the declaration as follows.

NOW THEREFORE, the Declaration is hereby amended as follows:

**Article VII, Section 1 shall be deleted in its entirety and replaced as follows:**

SECTION 1. RESIDENTIAL USE AND RENTAL OF LOTS. All Lots shall be used, improved and devoted exclusively to single-family residential use. No trade or business shall be carried on upon any Lot, but this restriction shall not prohibit a home occupation which does not unreasonably increase traffic or cause any noxious or offensive activity within Sovereign Oaks, provided such home occupation is only open during customary normal business hours. No signs or advertising shall be allowed for such occupations. No structure, except as herein stated, shall be constructed upon any Lot other than one (1) single-family Dwelling. Provided, however, Declarant or any successor Declarant may construct and use a structure on any Lot as a model for sales purposes or construction office. Provided further, an Owner may construct a guest house upon a lot provided the same complies with the ordinances, statutes or regulations of the local governing body, including but not limited to Buncombe County and provided further such structure complies with the Design Guidelines and are approved by the DRC. Provided further, that such guest house cannot be rented by such Owner separate and apart from renting the main Dwelling upon the Lot unless such guest house is rented for a term of one (1) year or more.

**Article VII, Section 21 shall be deleted in its entirety and replaced as follows:**

SECTION 21. LEASING. Any Completed Residential Structure on any Lot may be leased so long as (a) such lease is for a term of one (1) year or more; and (b) use of the Lot by the tenant of a lease shall be in conformity with this Declaration and the By-Laws, Rules and Regulations of the Association. No Dwelling or guest house on any Lot shall be leased as a short-term rental or advertised on any short-term rental site.

IN WITNESS WHEREOF, the undersigned officers of Sovereign Oaks Homeowners' Association, Inc. hereby certify that the above Amendment is duly adopted by the Association and its membership.

This 3<sup>rd</sup> day of December, 2020.

SIGNATURES APPEAR ON FOLLOWING PAGES

Sovereign Oaks Homeowners' Association, Inc.

by: Matt Jordan  
President

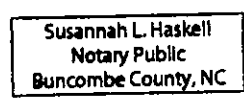
Attest: Rob Dille  
Secretary

NORTH CAROLINA  
BUNCOMBE COUNTY

I Susannah L. Haskell, Notary Public for Buncombe County, North Carolina, certify that Bradley D. Allen personally came before me this day and acknowledged that s/he is Secretary of Sovereign Oaks Homeowners' Association, Inc., a nonprofit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President and attested by him/herself as its Secretary.

Witness my hand and official seal, this the 3rd day of December 2020, 2020.

(SEAL)



Jan O'Hara  
Notary Public

My commission expires 01/30/2023.