

AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR VILLAS OF PARKWOOD

WHEREAS, the undersigned property owners of the Villas of Parkwood, whose signatures appear on the attached six (6) pages, desire to amend Article Ten, Section 1, the Declaration of Covenants, Conditions, Easements and Restrictions for Villas of Parkwood (the "Declaration") to allow natural and man-made stone veneer exteriors; and

WHEREAS, although current Use Restrictions in the Declaration only allow units with "Fully stucco exteriors" a significant number of units in the Villas were either constructed or modified with natural or stone veneer exteriors; and

WHEREAS, the property owners desire to amend the Use Restrictions to allow such stone veneer exteriors and recognize the existing natural or stone veneer exteriors as approved nonconforming (grandfathered) uses.

NOW, THEREFORE, the undersigned owners, representing 67 percent of the votes held by Class A Members hereby amend Article Ten, Section 1, of the Declaration to allow natural and man-made stone veneer exteriors under certain conditions,.

Section 1. Article Ten, Section 1, of the Declaration is hereby amended so that it shall hereafter read as follows. {Language which is shown as ~~stricken~~ is deleted, and language which is **bolded** is new.)

"ARTICLE TEN, Section 1. Single-Family Residences. Each Unit shall be used solely for a private residence of no more than one family unit and shall be a minimum of 1400 sq. feet on main floor.

Units to be Mediterranean Design Ranches

~~Fully~~ Stucco exteriors. **Natural or man-made stone veneer is allowed as an accent on any Elevation. It shall not exceed 30% of the surface area of the elevation.**

Tile Roof (approved by ARB)

Units may not be leased, rented or occupied by persons who are not Owners related to an owner within four degrees of consanguinity or approved by Board of Directors."

Section 2. Natural or man-made stone exteriors which exist on the date this instrument is recorded in the office of the Jackson County Recorder are hereby recognized as approved nonconforming (grandfathered) uses.

THIS AMENDMENT SHALL BE IN FULL FORCE AND EFFECT six months from the date this instrument is recorded in the office of the Jackson County Recorder and 30 days after prior notice to Owners.