

For Registration  
Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2022 Feb 28 02:16 PM RE Excise Tax: \$ 0.00  
Book: 37107 Page: 327 - 350 Fee: \$ 76.00  
Instrument Number: 2022031734

*Fredrick Smith*

drawn by/mail to:

William B. Hamel  
Offit Kurman, P.A.  
2600 One Wells Fargo Center  
301 S. College Street  
Charlotte, NC 28202-6038

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR THE COLONY

This is an Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for the Colony, which is recorded in Book 14263 Page 738 of the Mecklenburg County Register of Deeds (hereinafter referred to as the "Declaration"). Article XII GENERAL PROVISIONS Section 12.5 Amendment and Termination provides the Declaration may be amended by written document signed by two-thirds (2/3) of the Owners of the Lots.

WHEREFORE the Declaration is hereby amended as follows:

1. Article III MEMBERSHIP CLASSIFICATIONS; VOTING RIGHTS; DUES OBLIGATIONS Section 3.2 Classes of Membership II Dues Obligations (a) shall hereby be deleted in its entirety and replaced with the following:

“(a) Basic Dues: Basic Dues shall be the pro-rata share of all expenses incurred related to the maintenance of the Common Area, any portions of the Property that are shared by all Owners and maintenance related to the Shops Condominium Association. Basic Dues shall include the administrative costs of maintaining and operating the Association. Basic Dues shall be determined by dividing the total of such expenses by the total number of Lots on the Property (except as to the Lofts Condominium Units, which shall be based on

submitted electronically by "offit/kurman"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

the square footage of each Loft Condominium Unit, as set forth in more detail in the Lofts Condominium Declaration).”

2. Article III MEMBERSHIP CLASSIFICATIONS; VOTING RIGHTS; DUES OBLIGATIONS Section 3.2 Classes of Membership Dues Obligations (d) shall hereby be deleted in its entirety and replaced with the following:

“(d) Level A3 Dues: Level A3 Dues shall be Basic Dues and the pro-rata share of expenses related to the Shops Condominium Association, as set forth in the Shops Condominium Declaration not provided for herein. For purposes of determining such pro-rata share, the Level A3 Dues shall be determined by dividing the total square footage in each Retail Condominium Unit by the total square footage of all Retail Condominium Units, as set forth in the Shops Condominium Declaration. Level A3 Dues may be further subdivided to provide for payment of Common Elements and Limited Common Elements (as defined in the Shops Condominium Declaration) as appropriate under the Shops Condominium Declaration.”

The undersigned, being the owners of at least two-thirds (2/3) of the Lots hereby certify with their signatures that this Amendment was approved as required in Article XII of the Declaration.

(SIGNATURES ON FOLLOWING PAGES)

THE COLONY AT NODA ASSOCIATION, INC.

By: [Signature]  
Name: Melissa Varvaro  
Title: President

STATE OF North Carolina

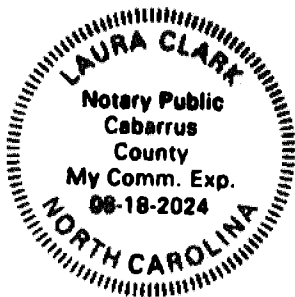
COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Melissa Varvaro either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 28 day of Feb., 2022

(Notarial Seal)

[Signature]  
Notary Public Laura Clark  
My Commission Expires: Aug 18, 2024



Owner of Lot/Unit 530 PATTERSON

Print Name: KEVIN LOCKETT

Print Name: *Ken Lockett*

STATE OF North Carolina

COUNTY OF Mecklenburg

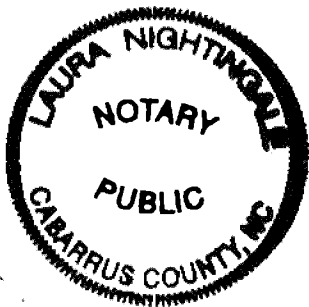
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that KEVIN LOCKETT either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 11<sup>th</sup> day of October, 2021

*Laura Nightingale*  
Notary Public

My Commission Expires: August 18, 2024

(Notarial Seal)



Owner of Lot/Unit 526 Patterson St.

Melissa Varvaro  
Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF North Carolina

COUNTY OF Mecklenburg

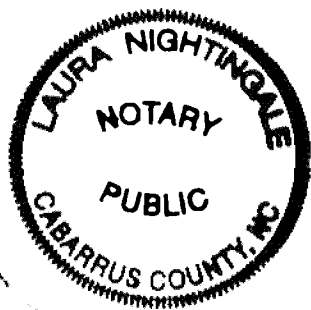
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Melissa Varvaro either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 12 day of October, 2021

Laura Nightingale  
Notary Public

My Commission Expires: August 18, 2024

(Notarial Seal)



Owner of Lot/Unit 520 Patterson St., Charlotte, NC 28205

Print Name: Leia Charnin

Leia Charnin Doreen Charnin  
Print Name: Doreen Charnin

STATE OF N.C.

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Leia Charnin Doreen Charnin either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 19 day of October, 2021

[Signature]  
Notary Public Laura Camila Adames  
My Commission Expires:

(Notarial Seal)

Owner of Lot/Unit 518 Patterson Street

518 Patterson Street

Print Name: \_\_\_\_\_

Richard Sticner

Print Name: \_\_\_\_\_

STATE OF North Carolina

COUNTY OF Mecklenburg

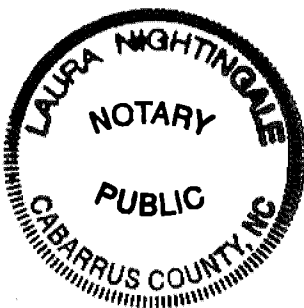
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Richard Sticner either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 24 day of December 2021.

Laura Nightingale  
Notary Public

My Commission Expires: August 18, 2024

(Notarial Seal)



Owner of Lot/Unit 514 Patterson St

Michael Lazzara

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF NC North Carolina

COUNTY OF Mecklen Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Michael Lazzara either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

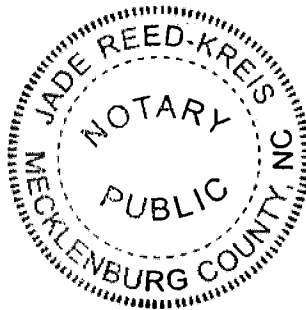
WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

Jade Reed-Kreis

Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)





Owner of Lot/Unit 514 Patterson St.

[Signature]  
Print Name: ADAM B. LAZARA

Print Name: \_\_\_\_\_

STATE OF North Carolina

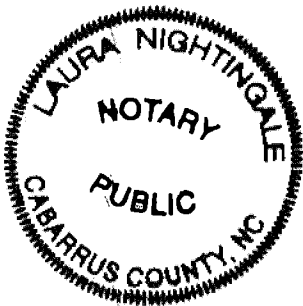
COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Adam B. LAZARA either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 12 day of October, 2021.

[Signature]  
Notary Public  
My Commission Expires: August 18, 2024

(Notarial Seal)



Owner of Lot/Unit 608  
Siboney Winter  
Print Name: Siboney Winter

Print Name: \_\_\_\_\_

STATE OF North Carolina  
COUNTY OF Mecklenburg

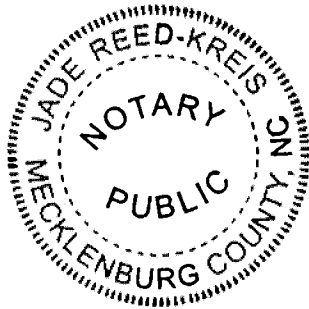
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Siboney Winter either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

Jade Reed-Kreis  
Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)



Owner of Lot/Unit 612 Patterson St.

Print Name: YUJI ROBERT ITO

Print Name: \_\_\_\_\_

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Yuji Robert Ito either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

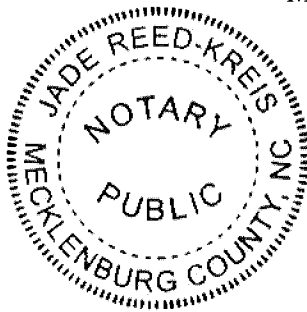
WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

Jade Reed-Kreis

Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)



Owner of Lot/Unit 6016 Patterson St

Nicole Yesko  
Print Name: NICOLE YESKO

Print Name: \_\_\_\_\_

STATE OF North Carolina

COUNTY OF Mecklenburg

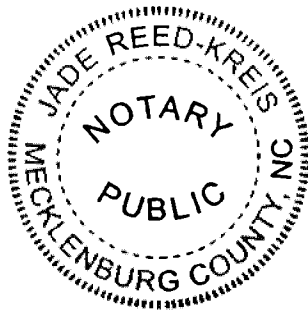
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Nicole Yesko either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

Jade Reed-Kreis  
Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)



Owner of Lot/Unit 600 Patterson

Christine Brown

Print Name: Christine Brown

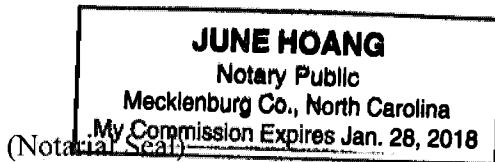
Print Name: \_\_\_\_\_

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Christine Brown ~~(either being personally known to me or proven by satisfactory~~ evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 17 day of May, 2016.



June Hoang  
Notary Public  
My Commission Expires: \_\_\_\_\_

Owner of Lot/Unit #512

John R Hurley  
Print Name: John R Hurley

Elyse  
Print Name: Elyse Hurley

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that John R. Hurley Elyse Hurley either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

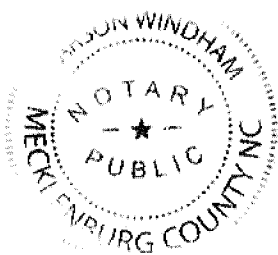
WITNESS my hand and notarial stamp or seal this 29<sup>th</sup> day of July, 2021.

[Signature]

Notary Public

My Commission Expires: 01/23/2023

(Notarial Seal)



Owner of Lot/Unit 3489 Chagall

Alexandra Reardon  
Print Name: \_\_\_\_\_

Alexandra Reardon

\_\_\_\_\_  
Print Name: \_\_\_\_\_

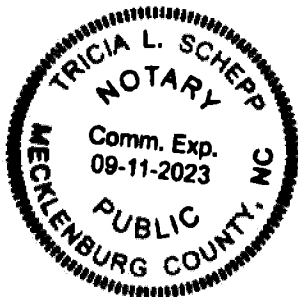
STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Alexandra Reardon either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 12<sup>th</sup> day of October, 2021

(Notarial Seal)



Tricia L. Schepp  
Notary Public

My Commission Expires: 09-11-2023

Owner of Lot/Unit 3493  
Jordan Goddard  
Print Name: JORDAN GODDARD

Print Name: \_\_\_\_\_

STATE OF North Carolina  
COUNTY OF Mecklenburg

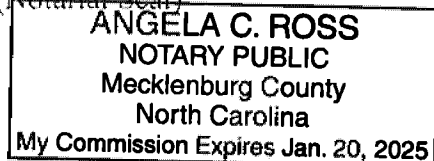
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Jordan Goddard either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 6<sup>th</sup> day of November, 2021.

Angela C Ross  
Notary Public

My Commission Expires: January 20, 2025

(Notarial Seal)





Owner of Lot/Unit 3458

Cal Brock  
Print Name: Calvin Brock

Print Name: \_\_\_\_\_

STATE OF North Carolina

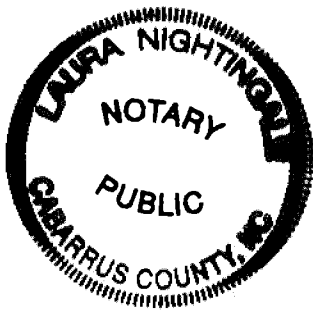
COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Calvin Brock either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 12 day of October, 2021

Laura Nightingale  
Notary Public  
My Commission Expires: August 18, 2024

(Notarial Seal)



Owner of Lot/Unit 3414 Chagall

Cathy J. Kauffman  
Print Name: Cathy Kauffman

Michael D. Kauffman  
Print Name: Michael D. Kauffman

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Cathy Kauffman and Michael D. Kauffman either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

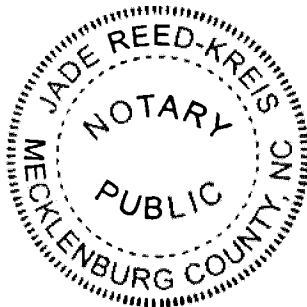
WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

Jade Reed-Kreis

Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)



Owner of Lot/Unit 3418

Kirsten Hogan  
Print Name: KIRSTEN HOGAN

Print Name: \_\_\_\_\_

STATE OF North Carolina

COUNTY OF Mecklenburg

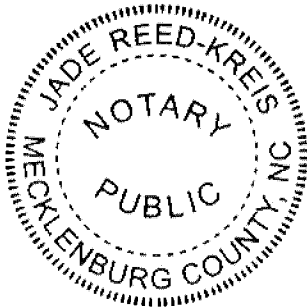
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Kirsten Hogan either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

Jade Reed-Kreis  
Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)



Owner of Lot/Unit 3422

Melanie Ferrone  
Print Name: Melanie Ferrone

Print Name: -

STATE OF North Carolina

COUNTY OF Mecklenburg

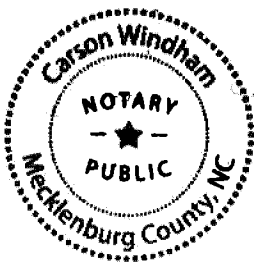
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Melanie Ferrone either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 26<sup>th</sup> day of January, 2022.

  
Notary Public

My Commission Expires: 01/23/2023

(Notarial Seal)



Owner of Lot/Unit 3426 Chagall Ct

Brennan Harrison

Print Name: Brennan Harrison

James Overcash

Print Name: James Overcash

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Brennan Harrison and James Overcash either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

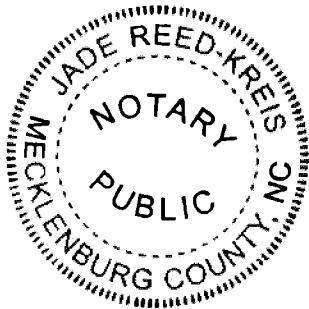
WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

Jade Reed-Kreis

Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)



Owner of Lot/Unit 3430

*Kyle A. Rixey*  
Print Name: KYLE A. RIXEY

Print Name: \_\_\_\_\_

STATE OF North Carolina  
COUNTY OF Mecklenburg

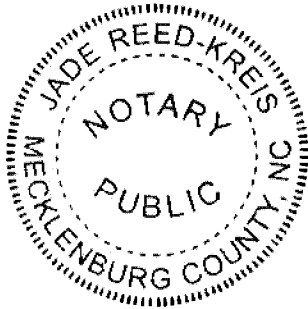
Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Kyle Rixey either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

*Jade Reed-Kreis*  
Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)



Owner of Lot/Unit 3434

Sara Schlosberg  
Print Name: Sara Schlosberg

Print Name: \_\_\_\_\_

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Sara Schlosberg either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

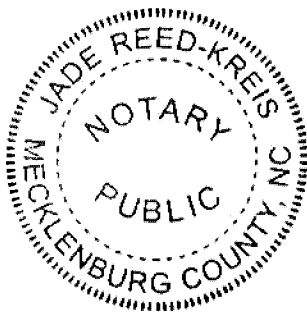
WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.

Jade Reed-Kreis

Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)



Owner of Lot/Unit 3442 Chagall Ct.

Juan C. Sanchez  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF NC

COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for the County and State aforesaid, a Notary Public for said County and State, do hereby certify that Juan C Sanchez either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

WITNESS my hand and notarial stamp or seal this 12 day of July, 2021

Connor Dees

Notary Public

My Commission Expires: 11/24/2025

(Notarial Seal)

