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 Instrument Number: 2022031734

Fee: \$ 76.00

Inachick 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

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: Melissa Varvara
Title: President

STATE OF North Caroling 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 Molician 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 26 day of Fob., 2022.

(Notarial Seal)

Notary Public Cabarrus County My Comm. Exp. 98-18-2024

Notary Public LAUVA CLAVK
My Commission Expires: AUG 18, 2024

Owner of Lot/Unit 530 PATERSON
Print Name: KEVIN LOCKETT
Print Name:
STATE OF NOrth Caroling
COUNTY OF MCCKLENIAUKO
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 Kenny Water 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 VIStay of October 2021
Notary Public
(Notarial Seal)  My Commission Expires: AUGUST 18, 2024



Owner of Lot/Unit 526 Patterson St.
Print Name: Melissa Varvaro
Print Name:
STATE OF North Carolina COUNTY OF Mecklenburg
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
WITNESS my hand and notarial stamp or seal this 12 day of 00tober, 2021
Lawre night magale
(Notarial Seal)  My Commission Expires: AUDUST 18, 2024
NIGHT.

Owner of Lot/Unit 520 Patterson St., Charlotte, NC 28205
Print Name: Leia Charnin  Reia Chair  Print Name: Doreen Charnin  Auler Marris  Print Name: Doreen Charnin
STATE OF N.C.
COUNTY OF Mecklesburg
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
WITNESS my hand and notarial stamp or sea this 19 day of ocher, 2021
Notary Public Laura Canila Adomes My Commission Expires:

(Notarial Seal)

510 Datterson Ctrept
Owner of Lot/Unit 510 101 101 501 1511 151
Owner of Lot/Unit 518 Patterson Street  518 Putterson St/cct  Print Name:
Print Name:
Richard Stioner
Print Name:
STATE OF NOCTH Calolina
COUNTY OF Meck lenberg
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 RIMARA STIPMER 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 24 day of December 2021.
Notary Public My Commission Expires: AUGUST 18, 2024
(Notarial Seal)

Owner of Lot/Unit	514 Patterson St
Mishael	Lazzara
Print Name:	
A Let	
Print Name	
STATE OF	North Carolina
COUNTY OF	ey/Geh Mecklenburg
Notary Public for said	e undersigned Notary Public in and for the County and State aforesaid, a County and State, do hereby certify that Mishael Lazzara either being personally known to me or proven by satisfactory
•	appeared before me this day, and acknowledged the voluntary due oing instrument by he/she/them for the purposes stated therein.
WITNESS m	hand and notarial stamp or seal this 6 day of July . 2021.
	Oale Real-Kris
67	My Commission Expires: Feb. 4, 2023
(Notarial Seal)	REED A PORTE
4. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	PUBLIC
	THE WAS CONTROL OF THE PROPERTY OF THE PROPERT

	Owner of Lot/Unit 514 PAtterson St.
	Print Name: AbAM B. LAZVANT
	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 AMM B WATANA 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 00 ber, 2021.
	Notary Public  My Commission Expires: At 104184-19, 2024 to
	(Notarial Seal)  My Commission Expires: AUGUST 18, 2024
CAR	HOTARL IN SUBLIC

Owner of Lot/Unit (1)
Silony Winter.
Print Name: Showey Willter
Print Name:
STATE OF Narth 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 Siborly Wirter 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.
Rode Reed-Briss
My Commission Expires: Feb. 4,2023
(Notarial Seal)  OTARL  OTARL  OUBLIC  RUBLIC  RUBLIC
NBURG COMMINION

Owner of Loughit 612, Pollerson St.
Color 1 de
Print Name: TUJI POBERT 170
Print Name:
state of Narth Carolina
COUNTY OF Mecklen burg
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/them for the purposes stated therein.
WITNESS my hand and notarial stamp or seal this 10 day of July, 2021.
Role Red-Vis
(Notarial Seal)  My Commission Expires: Feb. 4,2073
AUBLIC A
THE WAR COUNTY

Owner of Lot/Unit Lolle Pattirson St	
Mirale Mako	
Print Name: Ni CONE MESKO	<del></del>
J	
Print Name:	<del></del>
state of Narth Carolina	
county of Mecklenburg	
Notary Public for said County and State, do h	Public in and for the County and State aforesaid, a sereby certify that Nicole Vesko g personally known to me or proven by satisfactory this day, and acknowledged the voluntary due
execution of the foregoing instrument by he/s	
WITNESS my hand and notarial stam	p or seal this <u>10</u> day of <u>JUIY</u> , <u>2121</u> .
Ĩ	Votary Public
ľ	My Commission Expires: Feb. 4, 2023
(Notarial Seal)	(-Cp. 9), C0 03
SATARLO	
Man Solver Solve	
THE WOLDS COUNTY	
W. OKG OWING	

Owner of Lot/Unit <u>Le OD</u> Patters	son
Christon Brown	
Print Name: Christine Brow	<u>un</u>
Print Name:	
STATE OF North Carolina	
COUNTY OF Mecklen bury	
Notary Public for said County and State,	ary Public in and for the County and State aforesaid, a do hereby certify that <u>Christine</u> Brown being personally known to me or proven by satisfactory
	me this day, and acknowledged the voluntary due he/she/them for the purposes stated therein.
WITNESS my hand and notarial s	stamp or seal this $\frac{17}{11}$ day of $\frac{May}{11}$ , $\frac{2016}{11}$ .
JUNE HOANG Notary Public Mecklenburg Co., North Carolina	Notary Public My Commission Expires:
(Notacial Scat) (Notacial Scat)	

Owner of Lot/Unit #512	
Du Rituer	
Print Name: John R Hutler	_
EN-	,
Print Name! Elyse Hurley	<del>-</del>
STATE OF North Carolina	
COUNTY OF Mecklenhuz	
Elyse Hurley either being	personally known to me or proven by satisfactory
evidence, personally appeared before me the execution of the foregoing instrument by he/she	is day, and acknowledged the voluntary due
WITNESS my hand and notarial stamp	or seal this za day of July , zozi
	otary Public
(Notarial Seal)	y Commission Expires: 61/23/2023
WINOWA WILL	
MAR - *- S	
ORG COUNT	

Owner of Lot/Unit 3489 Chagall Alexandra Reardon  Print Name:
Print Name:
STATE OF North Carolina
COUNTY OF Mecklen burg
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 Reardey 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 12th of October, 2021
Notary Public My Commission Expires: 09-11-2023
(Notarial Seal) Comm. Exp. 09-11-2023
ORG COUNTER

Owner of Lot/Unit 3493	
Print Name: ORDAN TODOARD	
Print Name:	
STATE OF North Carolina	
COUNTY OF <u>Mecklen burg</u>	
Before me, the undersigned Notary Public in Notary Public for said County and State, do hereby ceether being personal evidence, personally appeared before me this desexecution of the foregoing instrument by he/she/them	ertify that <u>Jordan Goddard</u> ally known to me or proven by satisfactory y, and acknowledged the voluntary due
WITNESS my hand and notarial stamp or seal	this <u>b</u> day of <u>November</u> , <u>2021</u> .
(Notarial Seal) ANGELA C. ROSS NOTARY PUBLIC Mecklenburg County North Carolina My Commission Expires Jan. 20, 2025	Moston Expires. Survey of 2007

Owner of Lot/Unit 3458	
Print Name: Calvin Brock	
Finit Name	
Print Name:	<del></del>
state of <u>North Carolina</u>	
county of Mecklehburg	
Notary Public for said County and State, do he	ublic in and for the County and State aforesaid, a creby certify that
	this day, and acknowledged the voluntary due
WITNESS my hand and notarial stamp	or seal this 12 day of 00tober, 2021
N N	Wy Mary Public Design Public D
(Notarial Seal)	fy Commission Expires: AUGUST 18,2024

Owner of Lot/Unit 34/4 (haga//
Cothy & Koull
Print Names Cothy Kay Itman
Maple Drage
Print Name: Michael & Kew Hores A
state of North Carolina
COUNTY OF MECKLEN DUNG

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 <u>Cathy Kauffman</u> and <u>micheal D. Kauffman</u> 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.

One Recollection

Notary Public

My Commission Expires: Feb. 4, 2023

(Notarial Seal)

Owner of Lot/Unit 34/8	
Print Name: KIRSTEN HOGAN	
Print Name:	
state of North Carolina	
county of <u>Mecklenburg</u>	
Notary Public for said County and State, do he either being	g personally known to me or proven by satisfactory this day, and acknowledged the voluntary due
WITNESS my hand and notarial stamp	o or seal this $10$ day of $3014$ , $2021$ .
<u>(</u> <u>N</u>	Jade Reed-Kris
(Notarial Seal)	My Commission Expires: Feb. 4, 2023
MEC PUBLIC A	

Owner of Lot/Unit 3422
Melanie Ferma
Print Name: Mclanie Ferrone
_
Print Name:
STATE OF North Carolina  COUNTY OF Mecklenbug
COUNTY OF Mecklen bug
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
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 26th day of January, 2022.
Notary Public
(Notarial Seal)  My Commission Expires: 01/23/2*23
on Windy .

Owner of Lot/Unit 342 (e Chagall Ct  Brennan James Dieriash  Print James Dieriash
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 Brenon Ham Son 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 1014, 2021.
(Notarial Seal)  (Notarial Seal)  (Notarial Seal)

Owner of Lot/Unit 3430	
Me a. Of	
Print Name: KYLE A. R	IXEY
Print Name:	
Time rame.	
STATE OF North Caroling	
county of <u>Mecklenburg</u>	
Notary Public for said County and Sta eith evidence, personally appeared before	fotary Public in and for the County and State aforesaid, a te, do hereby certify that Kyle Rixely er being personally known to me or proven by satisfactory re me this day, and acknowledged the voluntary due by he/she/them for the purposes stated therein.
WITNESS my hand and notari	al stamp or seal this 10 day of July, 2021.
	Ade leed-bries Notary Public
(Notarial Seal)  (Notarial Seal)  (Notarial Seal)	My Commission Expires: Feb. 4, 2023
NOTARL PUBLIC	ON STATE OF THE PARTY OF THE PA
WIND URG COM	Arrien.

Owner of Lot/Unit 3434	
Sara Schlosberg Print Name: Sail Squisberg	
Print Name:	
Trint (value).	
state of <u>North Caroli</u> na	
county of Mecklemburg	
Before me, the undersigned Notary Public in and for the County and Star Notary Public for said County and State, do hereby certify that Sara Schlog either being personally known to me or proven levidence, personally appeared before me this day, and acknowledged the	berg by satisfactory voluntary due
execution of the foregoing instrument by he/she/them for the purposes stated therei	
WITNESS my hand and notarial stamp or seal this 10 day of 10 day o	<u> </u>
Notary Public	
(Notarial Seal)  My Commission Expires: Feb. 4(2)	2023
PUBLIC A STATE OF THE PROPERTY	
WINDLAND COMMENT	

Owner of Lot/Unit 3442 cheal Ct.
Juan C. Sandres
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
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
Notary Public My Commission Expires: 11/24/2025
(Notarial Scall) OTAR OTAR OUBLIC