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AVERY COUNTY NC FEE $26.00
PRESENTED & RECORDED
06/04/2020 01:24:52 PM

RENEE DELLINGER
REGISTER OF DEEDS
BY: ERIN GRINDSTAFF
ASSISTANT

BK: RE 544
PG: 51 - 52

NORTH CAROLINA
AVERY COUNTY

SUPPLEMENTARY DECLARATION
EAGLES NEST DEVELOPMENT

THIS SUPPLEMENTARY DECLARATION is made on the 4th day of June 2020, by Eagles Nest Holdings, LLC, a North Carolina limited liability company, hereinafter referred to as "ENH" or "Declarant".

WHEREAS, the Declaration of Covenants Reservations and Restrictions for Eagles Nest Development was originally recorded in Deed Book 474 at page 2179 of the Avery County Registry, and as the same has since been amended, restated and supplemented by instruments recorded in the Avery County Registry, (hereinafter referred collectively as the "Declaration") and;

WHEREAS, Declarant Rights were assigned to ENH by instrument dated September 28, 2017 and recorded in Deed Book 512 at Page 2159 of the Avery County Registry.

WHEREAS, under the authority mentioned in the aforementioned Declaration, Declarant assigned to ENH the Special Developer Rights set forth in the Declaration with respect to the ENH Property, including the right to develop the ENH Property as part of the Lodges at Eagles Nest, to unilaterally file a Supplementary Declaration creating one or more new sections within Eagles Nest, and imposing on the lots in such section or sections discrete restrictive covenants

NOW THEREFORE, ENH, under authority granted from the Declarant, hereby Supplements the Declaration above referenced as follows:

1. The property shown on Plat recorded in Plat Book 43 at Page 165; Plat Book 43 at Page 168; Plat Book 43 at Page 170; Plat Book 43 at Page 183; Plat Book 43 at Page 238; Plat Book 43 at Page 251; Plat Book 43 at Page 268; Plat Book 44 at Page 267; Plat Book 44 at Page 267; Plat Book 44 at Page 304; Plat Book 45 at Page 34; Plat Book 45 at Page 34 and Plat Book 45 at Page 64-66 of the Avery County Registry, being a portion of the ENH Property, and having been included within the Lodges at Eagles Nest Subdivision by the above referenced supplement, is hereby constituted as Lots F1 through F59 of the Farms Section of the Lodges at Eagles Nest. The Farms Section and each of the lots therein

Submitted electronically by "Waterfront Group PLC, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Avery County Register of Deeds.

shall hereafter be held, developed and conveyed subject to the Declaration, the same being incorporated herein by reference and the owners of such lots when conveyed from ENH, shall be entitled to all of the privileges and obligations attendant upon membership in the Lodges at Eagles Nest Property Owners Association to the same degree and in the same manner as if such lots had been part of the original sections of the development.

2. All of the restrictions contained within the Declaration shall apply to the Farms Section Lots in the same manner as apply to the Eagles Nest North Sections, except that lots within the Farm Section shall contain a minimum of 1200 square feet of heated living space. Also, horses shall be permitted provided that for each horse kept, a minimum of one (1) acre of property shall remain fenced in so long as the horse remain on the property.

Eagles Nest Holdings, LLC

By: _____
William N. Adkins, Manager

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein, in the capacities indicated therein: William N. Adkins

Date: June 4th 2020

_____
Signature of Notary Public

Ann Marie Wilson
Notary's printed or typed name

My commission expires: 7/28/2022

(Seal)

