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by: Bobbie M. Earnhardt  
Register of Deeds  
BOOK 1065 PAGE 990

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**SUNSET POINTE AT HIGH ROCK LAKE  
SECOND AMENDMENT TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND  
RESTRICTIONS**

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**THIS SECOND AMENDMENT TO the Declaration of Covenants, Conditions and Restrictions for Sunset Pointe at High Rock, hereinafter referred to as "Second Amendment" is made this 17<sup>th</sup> day of May, 2006, by High Rock Development Company, LLC.**

**WITNESSETH:**

WHEREAS, the Declarant previously recorded that Declaration of Covenants, Conditions and Restrictions for Sunset Pointe at High Rock Lake, recorded in Book 1052, Page 593, superseded by the Declaration of Covenants, Conditions and Restrictions for Sunset Pointe at High Rock Lake, recorded in Book 1053, Page 256, and First Amended in Deed Book 1053, Page 725, incorporated herein by reference;

AND WHEREAS, the Declarant desires to amend the Declaration to correct and add certain provisions, all as set forth herein:

NOW THEREFORE, the Declarant hereby amends the Declaration as follows:

**(1) ARTICLE I -(s)**

**Definitions**

**(s) Map** – Map shall mean (i) the plats of Sunset Pointe at High Rock Lake filed in Book of Maps, Book number 9995 at Page 5611, Sheets 1-6, and Book of Maps at Page 5744, in the Office of the Rowan County Register of Deeds, North Carolina; (ii) any filed plats of other portions of the Property described in Article II, Section 1, for the purpose of subdividing those lands into Lots, dedicating roadways or Common Area, or any other purpose; (iii) any filed plats of Additional Property subjected to this Declaration, and (iv) any revisions of such filed map or maps.

**(2) ARTICLE II**

**Property**

**Section 1. Description.** The real property initially subjected to this Declaration is shown on the Map recorded in Book of Maps 9995, at Page 5611, Sheets 1-6, and Book of Maps at page 5744 Sheets 1-6, in the Office of the Register of Deeds for Rowan County, and those areas labeled as "Common Open Space".

**(5) ARTICLE X**

**Sewage Disposal**

**Section 17. Sewage Disposal** - Each Lot owner shall be responsible for the construction, instillation, maintenance and repair of an approved septic system

and will be required to pay a \$2000.00 tap fee to connect to the Community Septic System installed by the developer and to be maintained by the Association.

(4) ARTICLE XVII

**Privately Owned Sewer System**

**Section 1. Community Sewage Collection System.** The wastewater surface irrigation system and collection lines will be installed and maintained to the standards set forth in permit number WQ0029635 as approved by the NCDWQ and follow all applicable standards of the NCDENR by the developer. This is a private Sewer System and Rowan County is not responsible for the installation or maintenance of this system or supply lines.

EXCEPT as amended by Second Amendment, the Declaration shall be and remain in full force and effect, and the Declaration, as amended by this Second Amendment, is hereby incorporated by reference as if fully set out herein and re-adopted in its entirety.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be executed in its company name by its duly authorized Manager this the 19<sup>th</sup> day of MAY, 2006.

HIGH ROCK DEVELOPMENT COMPANY, LLC.

By: *Daniel L. Fisher*  
Manager

STATE OF NORTH CAROLINA  
COUNTY OF Rowan

I, Margaret M. Thompson, a Notary Public in and for Rowan County, North Carolina, do hereby certify that Daniel L. Fisher, Manager of HIGH ROCK DEVELOPMENT COMPANY, LLC., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 19 day of May, 2006.

*Margaret M. Thompson*  
Notary Public

My commission expires: 6-18-2008

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