

FILED in ROWAN County, NC  
on Jul 18 2006 at 03:00:08 PM  
by: Bobbie M. Earnhardt  
Register of Deeds  
BOOK 1070 PAGE 788

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2006  
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**SUNSET POINTE AT HIGH ROCK LAKE  
THIRD AMENDMENT TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND  
RESTRICTIONS**

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**THIS THIRD AMENDMENT TO the Declaration of Covenants, Conditions and Restrictions for Sunset Pointe at High Rock, hereinafter referred to as "Third Amendment" is made this \_\_\_ day of July, 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of Covenants, Conditions and Restrictions for Sunset Pointe at High Rock Lake, recorded in Book 1052, Page 593, superseded by the Declaration of Covenants, Conditions and Restrictions for Sunset Pointe at High Rock Lake, recorded in Book 1053, Page 256, First Amendment in Deed Book 1053, Page 725 and Second Amendment recorded in Deed Book 1065, Page 990, 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:

**(5) ARTICLE X**

**Sewage Disposal**

**Section 17. Sewage Disposal** - Each Lot owner shall be responsible for the repayment to the Homeowners Association all fees due for the construction, installation, maintenance and repair of an approved septic system, and will be subject to special assessments to cover such necessary costs and 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. This fee shall be deposited into a separate fund for the use of maintaining the Community Septic System.

**(4) ARTICLE XVII**

**Privately Owned Sewer System**


**Section 1. Community Sewage Collection System.** The Disposal System and appurtenances thereto are part of the common elements and shall thereafter be properly 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. The Association shall not enter into voluntary dissolution without first having transferred its said system and facilities to some person, corporation or other entity acceptable to and approved by the COMMISSION by the issuance of a permit.

2

EXCEPT as amended by the Third Amendment, the Declaration shall be and remain in full force and effect, and the Declaration, as amended by this Third 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 18<sup>th</sup> day of July, 2006.

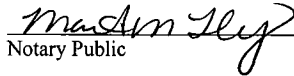
HIGH ROCK DEVELOPMENT COMPANY, LLC.

By:   
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 18<sup>th</sup> day of July, 2006.

  
Notary Public

My commission expires: 6-18-2008

