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 Fee Amt: \$26.00 Page 1 of 8
 Jackson County, NC
 Joe Hamilton Register of Deeds
 BK **2257** PG **1355-1362**

THIS DOCUMENT PREPARED BY:

Eric Ridenour
 RIDENOUR & GOSS, P.A.
 PO Box 965
 Sylva, NC 28779

STATE OF NORTH CAROLINA

COUNTY OF JACKSON

THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
 CONDITIONS, AND RESTRICTIONS FOR HOLLYWALK

THIS THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
 CONDITIONS, AND RESTRICTIONS FOR HOLLYWALK is made and entered into this the
 27th day of December, 2019, by the HOLLYWALK PROPERTY OWNER'S ASSOCIATION,
 INC, a North Carolina Property Owner's Association

WITNESSETH:

WHEREAS, Hollywalk development is subject to that certain Declaration of Protective
 Covenants, Conditions and Restrictions for Hollywalk recorded in Book 1573, Pages 9-30 of the
 Jackson County Registry; and

WHEREAS, pursuant to Article VII, Term and Amendment, Section B, of the above referenced
 Declarations, an instrument signed by not less than 75% of the Owners of Lots within the
 development is necessary to make any less restrictive modification of the Declarations; and

WHEREAS, there are a total of 24 lots within Hollywalk and approval by not less than the
 ownership of 18 Lot Owners is required to meet the 75% lot owner approval necessary to modify
 the Declarations; and

WHEREAS, it is the intent of 75% of the lot owners of the Association to amend the Declaration
 of Protective Covenants, Conditions, and Restrictions for Hollywalk to 1. Reduce the heated

square footage requirements of residences, 2. Require the addition of an enclosed garage, and 3. Provide Notice of the Town of Webster Zoning requirement.

NOW THEREFORE, pursuant to the Declaration of Protective Covenants, Conditions, and Restrictions for Hollywalk, Article VII, Term and Amendment, Section B, recorded in Book 1573, Pages 9-30 of the Jackson County Registry, the HOLLYWALK PROPERTY OWNER'S ASSOCIATION, INC, by consent of 75% of the Lot Owners within Hollywalk, amends the Declaration as well as the Second Amendment to Declaration of Protective Covenants, Conditions, and Restrictions for Hollywalk, dated January 19, 2018, and recorded in Book 2206, Page 1701-1702 of the Jackson County Registry as follows:

1. Article II, Paragraph E, of the above Declarations, and previously amended in that "Second Amendment to Declaration of Protective Covenants, Conditions, and Restrictions for Hollywalk" dated January 19, 2018, and recorded in Book 2206, Page 1701-1702 of the Jackson County Registry are removed and substituted with the following:

No family dwelling may consist of less than 1,500 square feet of enclosed heated space, exclusive of any heated garages, carports, patios, terraces and porches. If the dwelling is multi-level, the foot-print of the dwelling shall not be less than 1,000 square foot. Further, all residential dwellings must have an enclosed garage, whether attached or detached, of sufficient size to enclose at least one standard sized motor vehicle.

2. NOTICE is further given that the entirety of the 34.47 acre Hollywalk Development was previously annexed into the Town of Webster on July 14, 2005 as evidenced by that "Ordinance to Extend the Corporate Limits of the Town of Webster, North Carolina" recorded in Book 1521, Page 140-143 of the Jackson County Registry. NOTICE is further given that the Town of Webster has enacted various zoning regulations. In the event of a discrepancy between the above referenced Declarations for Hollywalk, and the Zoning Ordinances of the Town of Webster, the more restrictive zoning requirements shall control. By way of example, but without limitation, the 10' setback requirements of Hollywalk (see First Amendment to Declaration of Protective Covenants, Conditions, and Restrictions for Hollywalk recorded in Book 1623, Page 855 of the Jackson County Registry), are superseded by the more restrictive Town of Webster zoning ordinance setback requirements of 20', and in such case, the more restrictive setback requirements of the Town of Webster shall control.

IN WITNESS WHEREOF, 19 of the 24 lot owners, constituting a majority of the lot owners of the HOLLYWALK PROPERTY OWNER'S ASSOCIATION, INC, a North Carolina Property Owner's Association, have affixed their signed approval hereto:

[Signature pages intentionally placed on separate pages.]

Consent by Lot Owner
Hollywalk Homeowners Association



(Signature)

Donald R. Barber, Trustee
Donald R. Barber Revocable Trust of 2001
(printed name)



(Signature)

Anne B. Barber, Trustee
Donald R. Barber Revocable Trust of 2001
(printed name)

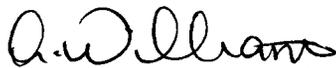
Owners of one lot bearing Lot #1 Rev.

STATE OF Florida

COUNTY OF Alachua

I, Antoinette Williams, a Notary Public of the State and County aforesaid, do hereby certify that Donald R. Barber and Anne B. Barber, each personally appeared before me and acknowledged their execution of the foregoing instrument for the purposes therein expressed.

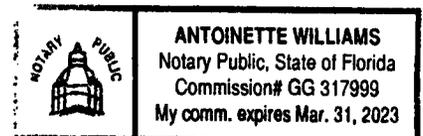
Witness my hand and notarial seal on this the 13th day of Nov, 2019.



Notary Public

(Notarial Seal)

My Commission Expires: Mar. 31, 2023



Consent by Lot Owner
Hollywalk Homeowners Association

OSCEOLA, LLC

Joan MacNeill
Joan MacNeill, Manager

Owner of 14 total lots, bearing Lot #(s) 4, 5, 6, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 25

STATE OF NORTH CAROLINA

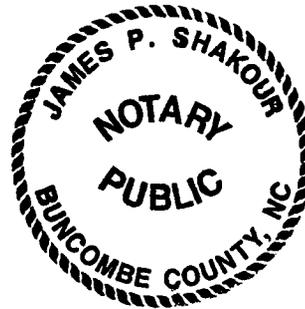
COUNTY OF ~~JACKSON~~ ^{SPS} Buncombe

I, James P Shakour, a Notary Public for aforesaid State and County, hereby certify that JOAN MACNEILL personally appeared before me this day and acknowledged that she is Member-Manager of OSEOLA, LLC, a North Carolina Limited Liability Company, and that she, as Member-Manager, being authorized to do so, executed the foregoing instrument on behalf of the said limited liability company for the purposes stated therein..

Witness my hand and official seal this 26th day of October, 2019.

James P Shakour
Notary Public

(Notarial Seal)



My Commission expires: 03/10/23

Consent by Lot Owner
Hollywalk Homeowners Association

Juliet Hodgkin
(Signature)

Juliet Hodgkin
(printed name)

J Hodgkin
(Signature)

JASON HODGKIN
(printed name)

Owners of 1 total lots, bearing Lot #(s) 14

STATE OF NC

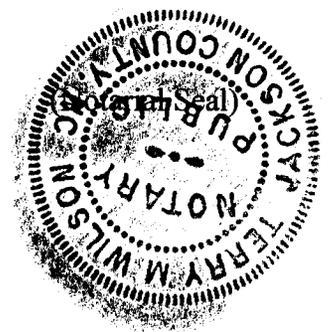
COUNTY OF JACKSON

I, TERRY WILSON, a Notary Public of the State and County aforesaid, do hereby certify that JASON HODGKIN and wife, JULIE HODGKIN, each personally appeared before me and acknowledged their execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal on this the 20th day of NOVEMBER, 2019.

Terry Wilson
Notary Public

My Commission Expires: 8/1/21



Consent by Lot Owner
Hollywalk Homeowners Association

Kurt Orr
(Signature)

Kurt Orr
(printed name)

Owner of 1 total lots, bearing Lot #(s) 22

STATE OF IL

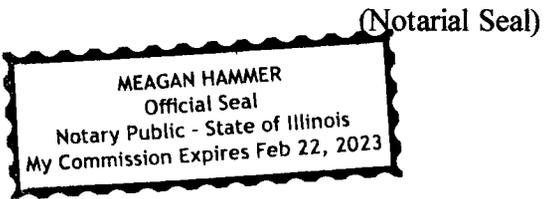
COUNTY OF Will

I, Meagan Hammer, a Notary Public of the State and County aforesaid, do hereby certify that Kurt Orr personally appeared before me and acknowledged his/her execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal on this the 4th day of November 2019.

Meagan Hammer
Notary Public

My Commission Expires: 2-22-23



Consent by Lot Owner
Hollywalk Homeowners Association

[Signature]
(Signature)

Andrew W. Zerbock
(printed name)

[Signature]
(Signature)

Laura Zerbock
(printed name)

Owners of 1 total lots, bearing Lot #(s) 23

STATE OF Florida

COUNTY OF BROWARD

I, Thomas Anthony Vinciguerra a Notary Public of the State and County aforesaid, do hereby certify that Andy Zerbock and wife, Laura Zerbock, each personally appeared before me and acknowledged their execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal on this the 31st day of October, 2019.

[Signature]
Notary Public

Thomas A. Vinciguerra, Jr.

(Notarial Seal)

My Commission Expires: 3/6/2021

Thomas Anthony Vinciguerra
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG079823
Expires 3/6/2021



Consent by Lot Owner
Hollywalk Homeowners Association

[Signature]
(Signature)

Alan Blankstein
(printed name)

[Signature]
(Signature)

Melanie M Blankstein
(printed name)

Owners of 1 total lots, bearing Lot #(s) 24

STATE OF Florida

COUNTY OF Palm Beach

I, Stephanie Lavelle, a Notary Public of the State and County aforesaid, do hereby certify that Alan Blankstein and wife, Melanie Blankstein each personally appeared before me and acknowledged their execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal on this the 20 day of Nov., 2019.

Notary Public Stephanie Lavelle

My _____

Commission

(Notarial Seal)
Expires:

