

**AMENDMENT TO THE
DECLARATION OF COVENANTS, RESTRICTIONS,
RESERVATIONS, TERMS AND CONDITIONS GOVERNING**

STECOAH VALLEY RV RESORT

THIS AMENDMENT is made this 9th day of April, 2025, by STECOAH VENTURES, LLC, a Florida limited liability company authorized to do business in the State of North Carolina (herein after also referred to as "Stecoah Ventures" and the "Declarant") and the several owners of Sites (i.e. lots) within Stecoah Valley RV Resort as set out in the signature pages attached hereto (hereinafter also referred to as the "Consenting Site Owners").

WHEREAS Stecoah Ventures is the "Declarant" in the Declaration of Covenants, Restrictions, Reservations, Terms and Conditions Governing Stecoah Valley RV Resort recorded at Deed Book 288, Page 763, Graham County Registry (herein after also referred to as the "Declaration"); and

WHEREAS the Declaration allows for the amendment of the Declaration with the approval of 60 percent of the Sites in the Stecoah Valley RV Resort (hereinafter also referred to as the "Resort"); and

WHEREAS there are 65 Sites in the Resort, all of which are subject to the Declaration, 11 of said Sites being owned by Stecoah Ventures, and 40 of said Sites being owned by the Consenting Site Owners;

WHEREAS Stecoah Ventures, as Declarant under the Declaration, and the Stecoah Ventures and the Consenting Site Owners as owners of more than 60 percent of the Sites in the Resort and subject to the Declaration, desire to modify and amend the Declaration as set out below;

NOW THEREFORE, Stecoah Ventures and the Consenting Site Owners, hereby amend and modify the Declaration as follows, said amendment and modification to be effective as of the recordation of this document in the Graham County Registry of Deeds:

Section 1.2.7 is amended by deleting the last sentence of said section and replacing it with the following:

Each Site shall be allowed to have not more than one carport or other such enclosures for the recreational vehicles, subject to the following specifications such structure:

- a. Support legs may be no more than 14 feet in height.
- b. Shall be of metal construction with steel tubing at least 2.5 inches by 2.5 inches – 14 gauge framing and 50 KSI steel.
- c. Panels shall be a minimum of 29 gauge steel.
- d. Minimum snow load of 30 PSF.
- e. Must be open on all four side and cannot be enclosed, but may have 1 to 3 foot panel skirt along the top of each side.
- f. Must have vertical roof style and green in color.
- g. Must meet or exceed any Graham County or State of North Carolina building codes or requirements.
- h. No such structure shall be constructed without the approval of the Declarant and the Site owner shall submit a set of certified plans.
- i. The carport roof must be a continuous roofline.

IN event of any conflict between the foregoing and the Declaration, the foregoing shall control. Except as set forth above and amended herein, the Covenants, Restrictions, Reservations, Terms and Conditions of Stecoah Valley RV Resort shall remain unchanged and in full force and affect.

IN WITNESS WHEREOF, the Stecoah Ventures and the Consenting Site, together constituting the owners of 60 percent or more of the Sites restricted by the Declaration, have hereunto set their hands and seal, as of the day and year first above written.

STECOAH VENTURES, LLC

Thomas C. Mere (SEAL)
THOMAS C. MERE, Managing Member

Solweig E. Mere (SEAL)
SOLWEIG E. MERE, Managing Member

STATE OF Florida
COUNTY OF LEE

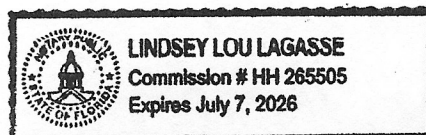
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: THOMAS C. MERE and SOLWEIG E. MERE as Managing Members of STECOAH VENTURES, LLC, on behalf of and as a duly authorized and directed act of said limited liability company.

Date: 3/11/2025

(Official Seal)

Lindsey Lou Lagasse
(Official Signature of Notary)
LINDSEY LOU LAGASSE Notary Public
(Notary's printed or typed name)

My Commission Expires: 2026/July



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TALLANT LAW OFFICE, P.A.

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April 15, 2025

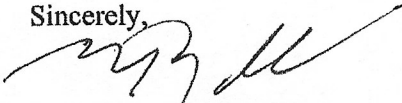
Thomas and Solweig Mere
16481 Slater Road
North Fort Myers FL 33917

Re: Amendment of Restrictive Covenants for Stecoah Valley RV Resort

Dear Tom and Sally:

Enclosed is the Amendment of Restrictive Covenants for Stecoah Valley RV Resort which has been executed by the owners of more than 60% of the lots in said subdivision. This document has been recorded in the Graham County Registry and effectively amends the restrictive covenants. Also attached is my invoice for our services. Thank you for allowing me to assist in this matter and please let me know if you have any questions or need anything further.

Sincerely,



MACK D. TALLANT
Attorney at Law

Enclosures