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STAMPS	REG FEE
JUDITH A. GIBSON, REGISTER OF DEEDS MECKLENBURG COUNTY, NC	

Drawn by and Mail to: Law Office of Chris Karrenstein, P.C.  
5500 Highway 49 South, Suite 200  
Charlotte, NC 28205

**STATE OF NORTH CAROLINA**

**COUNTY OF MECKLENBURG**

**AMENDED AND SUPPLEMENTAL  
DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
LANGSTON**

THIS AMENDED AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANGSTON ("Amended and Supplemental Declaration") is effective and executed this \_\_\_\_ day of \_\_\_\_\_, 2007, by the undersigned, LANGSTON HOMEOWNERS ASSOCIATION, INC., a North Carolina not-for-profit corporation ("Association") for the purposes herein expressed:

**WITNESSETH:**

WHEREAS, the undersigned are the Owners of the real property (sometimes referred to herein as the "Property", "Subdivision", or "Langston"), as same is described in the Declaration of Covenants, Conditions and Restrictions for Langston, recorded in Book 12614, Page 131, Mecklenburg County, North Carolina, Public Registry ("Registry"), together with such additions and amendments thereof as have subsequently been recorded in said Registry ("Declaration");

WHEREAS, the Owners desire to insure the attractiveness of the Subdivision and to prevent any future impairment thereof and to preserve, protect and enhance the values and amenities of all properties within the Subdivision;

WHEREAS, the said Declaration, as amended, expressly provides that it may be amended by an instrument signed by the Owners of at least two-thirds (2/3rds) of the Lots, as defined in Article VIII, Section 8.3, of the said Declaration, within the Subdivision; and

WHEREAS, the Owners, by at least the requisite number of votes, have agreed to amend the Declaration as described below.

NOW THEREFORE, the Owners, by this Amended and Supplemental Declaration, do hereby declare that all of the aforesaid Property of Langston, and such additions thereto as may hereafter be made, pursuant to Article VIII, Section 8.3 of the Declaration, as amended, is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, easements, charges, and liens set forth in this Amended and Supplemental Declaration, which shall run with the Property and be binding on all parties owning any right, title, or interest in said Property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof, and the required quorum of Owners do hereby amend and supplement the existing Declaration, as previously amended, as follows:

## I

Article VI of the Declaration is amended by deleting Sections (6.2), (6.6) and (6.15) of Article VI in their entirety and replacing them with the following:

(6.2) Approval of Plans and Architectural Review Committee. After the initial construction of the dwelling on a Lot has been completed by Declarant, no construction, reconstruction, remodeling, alteration, roofing or addition to any structure, building, fence, wall, drive or walkway, or exterior color change, shall be commenced or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made after completion of construction of said dwelling, unless and until the plans and specifications showing the nature, kind, shape, height, color, material and location of the same shall have been mailed to the Architectural Review Committee by certified mail, with return receipt requested, and approved, in writing, as to the harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Committee. If the Architectural Review Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to the Association, further approval will not be required and this Article will be deemed to have been fully complied with, providing such change is in full compliance with the Declaration and with the Mecklenburg County, North Carolina's building and zoning department laws, ordinances, restrictions and requirements. Upon giving approval to such plans and specifications, construction shall be started and completed promptly and in strict conformity with such plans as have been previously approved by the Architectural Review Committee. The Architectural Review Committee may establish Design Guidelines from time to time with the approval of the Board of Directors. The Architectural Review Committee, with the Directors approval, or the Board of Directors of the Association shall be entitled to stop any construction that is in violation of the restrictions herein.

(6.6) Walls, Fences and Hedges. No fence, hedge or wall of any type or kind shall be erected or maintained on a Lot, except such fences, hedges or walls as may be installed, constructed or erected with the initial construction of the main dwelling located on said Lot, or as may later be approved by the Architectural Review Committee as described in Section (6.2) above. Chain link or any metal fencing is strictly prohibited except for split rail fencing with 2 x 2 inch mesh within to enclose the rear yard for animals. Fences may be made of brick, aluminum, white vinyl and natural wood. Fence heights may vary between four (4') feet to six (6') feet, but in no event may they exceed six (6') feet in height. These fences will not be permitted to be erected beyond twenty (20') feet from the front corner of the house pad. All fences are restricted to the rear and side yard only. If any wall or fence restricts the Association's landscape maintenance company from accessing

portions of an Owner's Lot for lawn mowing services, then the applicable Owner shall be responsible for maintaining such portions of the Lot and no adjustment or credit against such Owner's requirement to pay the Annual Assessments shall be given.

(6.15) Decorative Structures. No decorative statues, birdbaths, fountains, ornaments, figurines or any other decorative structures or items are permitted in the front or side yards of any Lot, except with the prior written approval by the Architectural Control Committee.

## II

The Declaration, Article VI, is hereby supplement by adding the following Section (6.20) to Article VI:

(6.20) Design Guidelines. The Architectural Control Committee may, from time to time, publish and promulgate Design Guidelines (herein so called), and such Design Guidelines shall be explanatory and illustrative of the general intent of the development of the Property and are intended as a "guide" to assist the Architectural Control Committee in reviewing plans and specifications. In any event, such Design Guidelines shall not be binding upon the Architectural Control Committee and shall not constitute, in every event, the basis for approval or disapproval of plans, specifications and other materials submitted to the Architectural Control Committee for approval. Any Design Guidelines created by the Architectural Control Committee must be approved in advance by the Board of Directors prior to the Architectural Review Committee publishing or acting upon them.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

**LANGSTON HOMEOWNERS ASSOCIATION, INC.**

Signature Sara Gottesman (SEAL)

Printed Name Sara Gottesman

Property Address 3333 Cole Mill Dr.

Signature Uday Kumar C Joshi (SEAL)

Printed Name UDAYKUMAR C JOSHI

Property Address 3411 COLE MILL DR

Signature Alia Brantley (SEAL)

Printed Name Alia Brantley

Property Address 6516 Dewey Ct.

Signature Ken Boyles (SEAL)

Printed Name Ken Boyles

Property Address 2008 Galtys Ln

Signature Robert E Matthews Jr. (SEAL)

Printed Name Robert E MATTHEWS Jr.

Property Address 3803 COLE MILL DR.

Signature Aimee Hall (SEAL)

Printed Name Aimee Hall

Property Address 6511 Falls Lake Drive.

Signature Hamilton Boyd (SEAL)

Printed Name Hamilton Boyd

Property Address 3307 Cole Mill Dr.

State of North Carolina

County of Mecklenburg

I, Kristy Cowan, a Notary Public, do hereby certify that Sara Gottesman

Udaykumar C Joshi, Alia Brantley, Ken Boyles

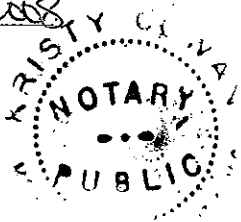
Robert E. Matthews, Jr., Aimee Hall, Hamilton Boyd

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 13<sup>th</sup> day of September 2007.

My Commission Expires: 3/30/2008

Kristy Cowan  
Signature of Notary



(NOTARY SEAL)

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

**LANGSTON HOMEOWNERS ASSOCIATION, INC.**

Signature [Signature] (SEAL)

Printed Name LAK BHASKAR

Property Address 1904 DUNDALK RD, CHARLOTTE, NC 28270.

Signature \_\_\_\_\_ (SEAL)

Printed Name DENNIS PADGETT

Property Address 2032 GALT LN

Signature [Signature] (SEAL)

Printed Name MARTIN HESLIP

Property Address 1903 DUNDALK RD

Signature [Signature] (SEAL)

Printed Name Alvin Lee

Property Address 6428 Falls Lake Dr

Signature [Signature] (SEAL)

Printed Name AUDREY BURR

Property Address 3302 COLE MILL RD.

Signature Audrey Burr (SEAL)

Printed Name ~~Sgt. [Signature]~~ (X)

Property Address ~~3333 Cole Mill Drive~~ (X)

Signature [Signature] (X) (SEAL)

Printed Name Kelly Cruz

Property Address 3408 Alderwood Rd

[Signature]

State of North Carolina

County of Mecklenburg

I, Kristy Cowan, a Notary Public, do hereby certify that Lak Bhaskar

Dennis Padgett, Martin Heslip, Alvin Lee

Audrey Burr, Kelly Cruz

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 13<sup>th</sup> day of September, 2008.

My Commission Expires: 3/30/2008

[Signature]  
Signature of Notary



(NOTARY SEAL)

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

LANGSTON HOMEOWNERS ASSOCIATION, INC.

Signature [Signature] (SEAL)

Printed Name Eileen Blanes

Property Address 1422 Falls Lake Dr.

Signature [Signature] (SEAL)

Printed Name Cynthia Manley

Property Address 6508 Newry Ct.

Signature [Signature] (SEAL)

Printed Name MABROUK OUEDERNI

Property Address 3311 Cole Mill Rd.

Signature [Signature] (SEAL)

Printed Name CHAD BRYANT

Property Address 3409 ALLENWOOD RD

Signature [Signature] (SEAL)

Printed Name Sera A. Culver

Property Address 6517 Newry Ct.

Signature [Signature] (SEAL)

Printed Name ERIK LUNZMANN

Property Address 2035 GALTLY LANE

Signature [Signature] (SEAL)

Printed Name Marc Sieger

Property Address 3410 Cole Mill Rd

State of North Carolina

County of Mecklenburg

I, Kristy Cour, a Notary Public, do hereby certify that Eileen Blanes, Cynthia Manley, Mabrouk Ouederni, Chad Bryant, Sera A. Culver, Erik Lunzmann, Marc Sieger personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

(WITNESS my hand and official seal this 13th day of September, 2007.)

My Commission Expires: 3/30/2008

[Signature]  
Signature of Notary



IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

**LANGSTON HOMEOWNERS ASSOCIATION, INC.**

Signature *William Fisher* (SEAL)

Printed Name William Fisher

Property Address 2012 Gatty Lane, Charlotte NC 28270

Signature *Diane Coy* (SEAL)

Printed Name DIANE COY

Property Address 2028 GATTY LANE CHARLOTTE NC 28270

Signature *David Lacey* (SEAL)

Printed Name David Lacey

Property Address 6506 Falls Lake Drive, Charlotte NC, 28270

Signature *K.D. Hazrati* (SEAL)

Printed Name Kayvan D. Hazrati

Property Address 1907 Dundalk Rd.

Signature *Carmen B. Fowler* (SEAL)

Printed Name Carmen B. Fowler

Property Address 3309 Allenwood Rd

Signature *Virginia Kara* (SEAL)

Printed Name VIRGINIA KARA

Property Address 1931 Dundalk Rd.

Signature *Jim Chance* (SEAL)

Printed Name JIM CHANCE

Property Address 1919 DUNDALK RD

State of North Carolina

County of Mecklenburg

I, *Christy Conk*, a Notary Public, do hereby certify that William Fisher

Diane Coy, David Lacey, KD Hazrati

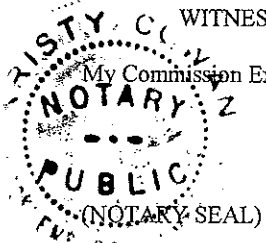
Carmen B. Fowler, Virginia Kara, Jim Chance

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 13<sup>th</sup> day of September, 2005.

My Commission Expires: 3/30/2008

*Christy Conk*  
Signature of Notary



IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

LANGSTON HOMEOWNERS ASSOCIATION, INC.

Signature Colleen Howard (SEAL)

Printed Name Colleen Howard

Property Address 6519 Falls Lake Dr.

Signature Tom Gerbec (SEAL)

Printed Name Tom Gerbec

Property Address 3710 Cole Mill Rd

Signature Dewayne Hayes (SEAL)

Printed Name Dewayne Hayes

Property Address 6416 Falls Lake Dr.

Signature Mary Cregg (SEAL)

Printed Name Mary Cregg

Property Address 1915 Dundalk Rd. 28270

Signature Shelby Niles (SEAL)

Printed Name Shelby Niles

Property Address 6424 Falls Lake Dr

Signature DV (SEAL)

Printed Name Derrick Veehels

Property Address 6523 Falls Lake Dr.

Signature Matthew Brown (SEAL)

Printed Name Matthew Brown

Property Address MB ~~6909 Spanish~~ 3313 Allegwood Rd.

State of North Carolina

County of Mecklenburg

I, Kristy Cowan, a Notary Public, do hereby certify that Colleen Howard

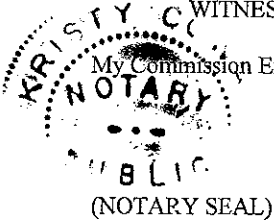
Tom Gerbec, Dewayne Hayes, Mary Cregg

Shelby Niles, DV, Matthew Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 13<sup>th</sup> day of September, 2005.

My Commission Expires: 3/30/2008

Kristy Cowan  
Signature of Notary



IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

LANGSTON HOMEOWNERS ASSOCIATION, INC.

Signature Leonardo De Jesus (SEAL)

Printed Name Leonardo De Jesus

Property Address 3412 Alenwood Rd.

Signature Alicia M. Garcia (SEAL)

Printed Name Alicia M. Garcia

Property Address 3419 Cole Mill Rd.

Signature Perry Jennings (SEAL)

Printed Name Perry Jennings

Property Address 3330 Cole Mill Road

Signature \_\_\_\_\_ (SEAL)

Printed Name John C. Cunningham

Property Address 6533 Falls Lk. Dr.

Signature John C. Cunningham (SEAL)

Printed Name Huxiong Chen

Property Address 1923 Dundalk Rd

Signature Huxiong Chen (SEAL)

Printed Name Blaine Josey

Property Address 6420 Falls Lake Dr

Signature Blaine Josey (SEAL)

Printed Name Melissa Jackson

Property Address 2117 Thurles Ct

melissa jackson

State of North Carolina

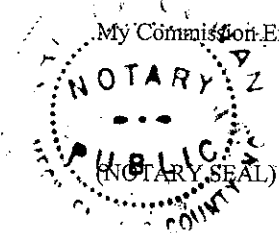
County of Mecklenburg

I, Kimberly Cowan, a Notary Public, do hereby certify that Leonard De Jesus, Alicia M. Garcia, Perry Jennings, John C. Cunningham, Huxiong Chen, Blaine Josey, Melissa Jackson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 13th day of September, 2005.

My Commission Expires: 3/30/2008

Kimberly Cowan  
Signature of Notary



IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

LANGSTON HOMEOWNERS ASSOCIATION, INC.

Signature Joel Thompson (SEAL)

Printed Name JOEL Thompson

Property Address 3418 COLE Mill Road

Signature Michelle Wilson (SEAL)

Printed Name Michelle Wilson

Property Address 3419 Allenwood Road

Signature \_\_\_\_\_ (SEAL)

Printed Name Ilia Kotliar

Property Address 6502 Falls Lake Dr.

Signature Il. Kotli (SEAL)

Printed Name DORIAN TENNYSON

Property Address 3335 ALLENWOOD Rd

Signature Donian Tennyson (SEAL)

Printed Name Augustus Powell

Property Address 2009 Galty Lane

Signature Jack Case (SEAL)

Printed Name JACK CASE

Property Address 2116 Turles Court

Signature Bret Grisanti (SEAL)

Printed Name Bret Grisanti

Property Address 6515 Falls Lake Dr

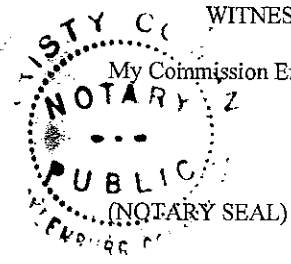
Property Address Bret a Grisanti

State of North Carolina  
County of Mecklenburg  
I, Kristy Cowan, a Notary Public, do hereby certify that Joel Thompson, Michelle Wilson, Ilia Kotliar, Donian Tennyson, Augustus Powell, Jack Case, Bret Grisanti personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 13<sup>th</sup> day of September, 2005.

My Commission Expires: 3/30/2008

Kristy Cowan  
Signature of Notary



IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

**LANGSTON HOMEOWNERS ASSOCIATION, INC.**

Signature *Nancy Ford de Jonge* (SEAL)

Printed Name Nancy Ford de Jonge

Property Address 1908 Dundalk Rd.

Signature *Youhua Chen* (SEAL)

Printed Name Youhua Chen

Property Address 1911 Dundalk Rd.

Signature *Greter Montero* (SEAL)

Printed Name Greter Montero

Property Address 2024 Cratty Ln

Signature *Sabrina Larkins* (SEAL)

Printed Name SABRINA LARKINS

Property Address 1927 DUNDALK RD.

Signature *Vanessa Byrd* (SEAL)

Printed Name Vanessa Byrd

Property Address 3424 Allenwood Rd.

Signature *Tonya D Dixon* (SEAL)

Printed Name Tonya D. DIXON

Property Address 1926 Dundalk Road

Signature *Susan Galbraith* (SEAL)

Printed Name SUSAN GALBRAITH

Property Address 3427 ALLENWOOD ROAD

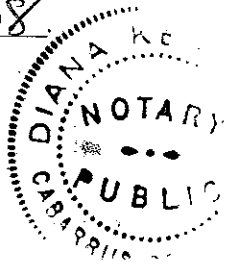
State of North Carolina  
County of Cabarrus

I, Diana Kennedy, a Notary Public, do hereby certify that Nancy Ford de Jonge,  
Youhua Chen, Greter Montero, Sabrina Larkins,  
Vanessa Byrd, Tonya D. Dixon, Susan Galbraith  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 24 day of September, 2007.

My Commission Expires 3/30/08

*Diana Kennedy*  
Signature of Notary



(NOTARY SEAL)

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

LANGSTON HOMEOWNERS ASSOCIATION, INC.

Signature [Signature] (SEAL)

Printed Name Rosa Vargas

Property Address 6533 Falls Lake Drive

Signature [Signature] (SEAL)

Printed Name Tonilynn Blair

Property Address 3336 Allenwood Rd.

Signature [Signature] (SEAL)

Printed Name Robert Danneman

Property Address 3305 Allenwood Rd.

Signature \_\_\_\_\_ (SEAL)

Printed Name \_\_\_\_\_

Property Address \_\_\_\_\_

Signature \_\_\_\_\_ (SEAL)

Printed Name \_\_\_\_\_

Property Address \_\_\_\_\_

Signature \_\_\_\_\_ (SEAL)

Printed Name \_\_\_\_\_

Property Address \_\_\_\_\_

State of North Carolina

County of Mecklenburg

I, Nancy P. Templin, a Notary Public, do hereby certify that

Rosa Vargas, \_\_\_\_\_

Tonilynn Blair, \_\_\_\_\_

Robert Danneman, \_\_\_\_\_

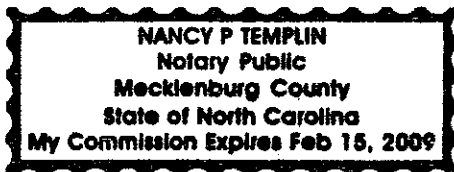
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 29<sup>th</sup> day of September, 2007 2007

My Commission Expires: February 15, 2009

Nancy P. Templin  
Signature of Notary

(SEAL)



IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

LANGSTON HOMEOWNERS ASSOCIATION, INC.

Signature [Signature] (SEAL)

Printed Name Dana Kotawski

Property Address 6513 Newry Ct

Signature [Signature] (SEAL)

Printed Name Lynne Morse

Property Address 3322 Cole Mill Rd.

Signature [Signature] (SEAL)

Printed Name Melinda Mohler

Property Address 3325 Cole Mill Dr

Signature [Signature] (SEAL)

Printed Name Terri Thornton

Property Address 3329 Cole Mill Dr

Signature \_\_\_\_\_ (SEAL)

Printed Name \_\_\_\_\_

Property Address \_\_\_\_\_

Signature \_\_\_\_\_ (SEAL)

Printed Name \_\_\_\_\_

Property Address \_\_\_\_\_

State of North Carolina

County of Cabarrus

I, Diana Kennedy, a Notary Public, do hereby certify that

Dana Kotawski,

Lynne Morse,

Melinda Mohler,

Terri Thornton,

\_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 24 day of September, 2007

My Commission Expires: 3/30/08

[Signature]  
Signature of Notary

(SEAL)



IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal as of the day and year written above.

**LANGSTON HOMEOWNERS ASSOCIATION, INC.**

Signature [Signature] (SEAL)

Printed Name LIVIO INGENITO

Property Address 3415 COLE MILL DR

Signature [Signature] (SEAL)

Printed Name XIANGQING LIU

Property Address 2017 KATHY LN

Signature [Signature] (SEAL)

Printed Name Kyoung Um

Property Address 3401 Allenwood Rd

Signature Nancy P. Templin (SEAL)

Printed Name Nancy P. Templin

Property Address 3401 Allenwood Road

Signature \_\_\_\_\_ (SEAL)

Printed Name \_\_\_\_\_

Property Address \_\_\_\_\_

Signature \_\_\_\_\_ (SEAL)

Printed Name \_\_\_\_\_

Property Address \_\_\_\_\_

Signature \_\_\_\_\_ (SEAL)

Printed Name \_\_\_\_\_

Property Address \_\_\_\_\_

State of North Carolina

County of Cabarrus

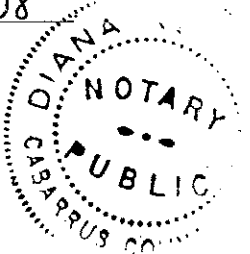
I, Diana Kennedy, a Notary Public, do hereby certify that LIVIO Ingenito, Xiangqing Liu, Kyoung Um, Nancy P. Templin

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 24 day of September, 2007

My Commission Expires 3/30/08

[Signature]  
Signature of Notary



(NOTARY SEAL)

MECKLENBURG CO REG OF DEEDS  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202  
(704) 336-2443

ISSUED TO:  
LAW OFFICE OF CHRIS KARENSTEI

RECEIPT # 1202200  
DATE 09/27/2007

TIME	BOOK	PAGE	FEE
11:42 AM	22859	914	2007198844
RESTRICTIONS			53.00

=====  
Total Amount Due \$53.00  
=====

CHECK 4428 53.00  
=====

Total Payments: \$53.00  
=====

THANK YOU  
JUDITH A. GIBSON  
REGISTER OF DEEDS  
Deputy: CDOPEKC