

**2018006928 00001**

FORSYTH CO. NC FEE \$26.00  
 PRESENTED & RECORDED  
 02/27/2018 08:10:08 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3392**  
**PG: 975 - 977**

Prepared by Patti D Dobbins, Esq.

# AMENDMENT TO THE RESTRICTIVE COVENANTS OF MYSTIC GLEN

THIS AMENDMENT of the Restrictive Covenants of Mystic Glen is made this the 26  
 day of February 2018 to become effective on Feb 26, 2018.

As provided for in the Restrictive Covenants in Paragraph 11, the conditions and restrictions may be modified by the written consent of A & L Development, Inc.

NOW, THEREFORE, A & L Development, Inc. hereby amends the Restrictive Covenants recorded in Book 1721, Page 4075, Forsyth County Register of Deeds, and as Amended and Restated to add the following:

Paragraph 7: concerning animals on the property:

1. Applicability: The standards of this section apply to lots greater than four (4) acres in total size.
2. General:
  - a. No poultry shall be permitted to roam loose from the property addressed in this section. Some type of fenced area is required for all such animals.
  - b. No poultry animals that make sounds clearly audible off the property are permitted.
  - c. No roosters are permitted.
  - d. Poultry and their habitat shall be maintained in a sanitary and odor-free condition in accordance with all county and state health and safety standards.
3. Location
 

Coops, runs and shelters for poultry shall be located within 150 feet of the primary residence.
4. Setbacks and Density on Large Lots



The following setback and density regulations apply to animals/colonies located on lots that are greater than 12,000 square feet in area:

a. Poultry

- i. Setback: Coops and shelters for poultry shall not be less than 50 feet from any property line.
- ii. Maximum Density: No more than one animal over six (6) months of age shall be permitted for every 2,000 square feet of lot area. In no case shall the total number exceed 20 animals.

b. Bees

- i. Setback: Colonies and shelters for bees shall be not less than 50 feet
  - ii. Maximum Density: No more than one colony shall be permitted for every 1,500 square feet of lot area. In no case shall the total number of colonies exceed twenty (20).
  - iii. Alternate Standard:
    1. Colonies and shelters for bees shall be not less than 25 feet from any property line or less than 50 feet from any dwelling unit located on the abutting lot.
5. No more than one colony shall be permitted for every 2,000 square feet of lot area. In no case shall the total number of colonies exceed ten (10).

IN TESTIMONY WHEREOF, A & L Development, Inc., has caused this instrument to be executed in its corporate name this the 26<sup>th</sup> of February, 2018.

A & L DEVELOPMENT, INC.

By: 

Title: Member Manager

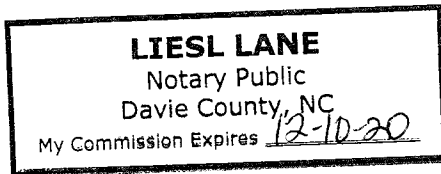


## STATE OF NORTH CAROLINA

## COUNTY OF FORSYTH

I certify that Coleman Alderson personally appeared before me this day and acknowledged that he/she is the Mr/Mrs of A & L DEVELOPMENT, INC. and by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 26 day of Feb, 2018.



Liesl Lane  
Signature of Notary Public  
Liesl Lane  
Printed Name of Notary Public  
My Commission Expires: 12-10-20

(Seal)