

## Amendment of the Declaration of Protective Covenants, Restrictions and Conditions

## Majestic Park

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ARTICLE III Section 1 of the Declaration of Protective Covenants, Restrictions and Conditions - Majestic Park Is amended to read as follows:

## ARTICLE III — LAND USE AND RESTRICTIVE COVENANTS

1. Property Uses. All Lots within Majestic Park shall only be used for residential purposes. All residences constructed on any Lot shall only be single family residences, and no duplex or multi-family dwelling shall be allowed. One separate guest house facility for non-commercial personal guests shall be allowed on a Lot if approved by the ACC. No commercial activity shall be conducted on any Lot except with the advance approval of the ACC. Such approval will not be granted for commercial activities which are reasonably likely to result in substantial additional traffic into Majestic Park or which are reasonably likely to constitute a nuisance or annoyance to other Owners or occupants of Majestic Park.

Therefore, be it resolved, for all purposes, including but not limited to the Declaration, and the By-Laws, that "single-family" shall mean a residence which may not be used as a group home, dormitory or institutional residence. Notwithstanding the foregoing, this provision shall not infringe on an owner's right to have guests and housekeepers or personal assistants reside in the owner's residence.

Since a breach of this provision will not be compensable monetarily the Association may seek equitable relief, including an injunction, together with costs (including, but not limited to attorney fees).

IN WITNESS WHEREOF Declarant has executed this Amendment of Declaration as of this 24 day of September, 2016.

Majestic Park Homeowners Association, Inc.

By: 

Curtis Grina, President

Exhibit A

Legal Description

Subdivision: Majestic Park

Sections: 14 and 15

Township: 12S

Range: 69W