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BY: JEANETTE ZENDEJAS- MEDLEY

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**GUILFORD COUNTY, NC**

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

Prepared by and Mail to: James H. Slaughter, Law Firm Carolinas  
P.O. Box 41027, Greensboro, NC 27404

NORTH CAROLINA

GUILFORD COUNTY

**AMENDMENT TO DECLARATION OF**  
**COVENANTS, CONDITIONS AND**  
**RESTRICTIONS FOR FRIENDLY WEST**  
**TOWNHOUSE ASSOCIATION**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FRIENDLY WEST TOWNHOUSE ASSOCIATION is made this the 9<sup>th</sup> day of February, 2021, by the Friendly West Townhouse Association (the "Association").

**WITNESSETH**

WHEREAS, the following instruments recorded in the Guilford County Registry subjected the Friendly West Townhome property to the following Declaration of Covenants, Conditions and Restrictions (the "Declaration") and amendments to the same:

- (a) Book 3169, Page 212 on August 3, 1981;
- (b) Book 3469, Page 1222 on November 1, 1985;
- (c) Book 6181, Page 91 on October 1, 2004;
- (d) Book 6216, Page 2663 on December 1, 2004; and
- (e) Book 6216, Page 2667 on December 1, 2004;

WHEREAS, the Declaration applies to and runs with the land described in the Map Books of the Guilford County Register of Deeds, including the following:

- (a) Plat Book 69, Page 95;
- (b) Plat Book 71, Page 77;
- (c) Plat Book 72, Page 172;
- (d) Plat Book 72, Page 376;
- (e) Plat Book 73, Page 274;
- (f) Plat Book 73, Page 315; and
- (g) Plat Book 74, Page 86;

Submitted electronically by "Black, Slaughter & Black, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Guilford County Register of Deeds.

WHEREAS, NCGS §47F-2-117 provides that the Declaration may be amended by affirmative vote or written agreement signed by lot owners of lots to which at least sixty-seven percent (67%) of the votes in the association are allocated, or any larger majority the Declaration specifies; and

WHEREAS, written agreements have been obtained for lot owners to which at least seventy-five percent (75%) of the votes in the association are allocated as specified in the Declaration.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Amended Article VIII § 6 ("Owner-Occupancy Requirement") of the Declaration is further amended to add the following final paragraph to the existing Language:

Beginning October 1, 2025, no leasing of an Owner's Lot or any portion shall be permitted. Only units rented as of October 1, 2020 may be rented from the filing of this amendment until October 1, 2025.

*All other terms and conditions contained in the Declaration or amendments to the Declaration shall remain unchanged.*

This the 9<sup>th</sup> day of February 2021.

Friendly West Townhouse Association

By: Donna Latta Williamson  
Donna Latta Williamson, President

NORTH CAROLINA

Guilford COUNTY

I, the undersigned Notary Public, do hereby certify that Donna Latta Williamson personally appeared before me this day and acknowledged that she is the President of the Friendly West Townhouse Association, and that she has executed the foregoing instrument as its President.

WITNESS my hand and seal this the 9<sup>th</sup> day of February, 2021.

[Signature]  
Notary Public

My commission expires: 11/28/2024

