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GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

**HIGGINS BENJAMIN
PICK UP**

Prepared by and ~~return to~~ Gary R. Wolf, HIGGINS BENJAMIN, PLLC
P.O. Box 20570, Greensboro, NC 27420-0570

NORTH CAROLINA
GUILFORD COUNTY

AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR JACOB'S WAY CONDOMINIUM

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM FOR JACOB'S WAY CONDOMINIUM, Made and entered into, effective as of the 17th day of September, 2015, by JACOB'S WAY CONDOMINIUM ASSOCIATION, INC., a North Carolina non-profit corporation, hereinafter referred to as "Association."

WITNESSETH:

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WHEREAS, the Declaration of Condominium for Jacob's Way Condominium (the "Declaration") is recorded in **Book 6339, at Page 1650**, of the Guilford County Registry, and as previously amended;

WHEREAS, at a special meeting of the Association held on November 6, 2014, the owners of the Association, after proper notice, considered a proposed amendment to Article 19 of the Declaration;

WHEREAS, ninety percent (90%) or more of the owners of the Association voted to approve the amendment to Article 19 of the Declaration as set forth below; and

WHEREAS Article 29 of the Declaration provides for the manner of amendment of the said Declaration, and the amendment set forth herein has been and is being duly made in accordance with the procedures set forth for amendment in the Declaration.

NOW, THEREFORE, the undersigned, President and Secretary of Jacob's Way Condominium Association, Inc., do hereby set forth the duly approved amendment to the Declaration:

Insert the following new provision under Article 19, entitled "MAINTENANCE AND REPAIR OF UNITS BY UNIT OWNER(S)":

"19.3 Unit Owners shall have the right to install landscaping plants and drip irrigation in the side or rear yards adjacent to their Unit. The Unit Owner's installation of such landscaping plants and drip irrigation systems, including any replacements or additions thereto, shall be subject to the prior written approval of the Executive Board of the Association, or its duly appointed committee. Each Unit Owner shall be responsible for all necessary maintenance, removal, and replacement of all landscaping plants and drip irrigation systems which are located in the side or rear yards immediately adjacent to the Unit Owner's Unit. Notwithstanding the foregoing provisions, the Association shall be responsible for maintenance, removal, and replacement of all landscaping installed by Declarant in the following locations:

<u>Unit Number</u>	<u>Address</u>	<u>Unit boundary line</u>
1	12 Jacob's Way	along eastern boundary line
2	10 Jacob's Way	along western boundary line
3	8 Jacob's Way	along eastern boundary line
10	7 Jacob's Way	along eastern boundary line
11	9 Jacob's Way	along western boundary line
12	11 Jacob's Way	along eastern boundary line

All landscaping and drip irrigation installed by the Declarant in the front yard of each Unit shall be maintained by the Association as part of the Common Elements pursuant to the provisions of Article 20 below.”

IN WITNESS WHEREOF, the undersigned duly authorized officers of the Association hereby attest that the requisite owner approval has been obtained as evidenced by written acknowledgments signed by the owners and made a part of the minutes of the Association pursuant to the provisions of Article 29 of the Declaration.



[CORPORATE SEAL]

JACOB'S WAY CONDOMINIUM ASSOCIATION, INC.

By: *Monica A. Secula*
 Name: Monica A. Secula
 Title: President

ATTEST:

S. Denise Sumner
 Name: S. DENISE SUMNER
 Title: Secretary

NORTH CAROLINA

GUILFORD COUNTY

I, certify that S. DENISE SUMNER personally came before me this day and acknowledged that (s)he is Secretary of Jacob's Way Condominium Association, Inc. and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by herself as its Secretary.

Witness my hand and notarial seal this 17th day of September, 2015.

My commission expires: 8-26-2018

Maureen A. Riegel
 Notary Public

