

mail to: Lakeside Townhomes Association, Inc.
PO Box 9479
Greensboro, NC 27429

Certificate of Amendment of Declaration of Covenants and Restrictions

We, Kevin Blanchard, President, and Angela Ainbinder, Secretary, of Lakeside Townhomes Association, Inc, PO Box 9479, Greensboro, NC 27429, do hereby certify:

1. That the Declaration of Covenants and Restrictions recorded/in Deed Book 4901 at Page 1903, et seq., in the office of the Register of Deeds of Guilford County, North Carolina, was amended by the members of the Association and by the Board of Directors of the Association on February 27, 2002, at the Annual Meeting of the members and a meeting of the Board of Directors held jointly by the adoption of the following resolution which had been previously approved by the Board of Directors and recommended to the members for adoption, to wit:

Resolved that Article VIII, Section 1. of the Declaration of Covenants and Restrictions of Lakeside Townhomes Association, Inc. read as follows:

"Maintenance and Repair of Townhomes, Porticos, Stoops and Patios. The owner of each Townhome shall be obligated to maintain and repair the entirety of his Townhome, including all walls and the roof of such Townhome. The owner of each Townhome shall also be obligated to maintain and repair the Stoop and any Portico which is attached to his Townhome, and the Patio which is annexed to his Townhome, including all brick, stucco and concrete portions of the same. Such maintenance and repair work shall be performed at the sole cost and expense of the owner of such Townhome. All exteriors of all Townhomes and all Stoops and Porticos shall be maintained in a condition which is satisfactory to the Board of Directors. In no event shall any change be made to the exterior appearance of any Townhome (including, without limitation, painting and the application of any brick, stucco, paneling or other siding), unless such change has first been approved in writing by the Board of Directors. The Board of Directors shall have the right to adopt rules for the placement of any items on the Porticos, Stoops, and Patios and all items places on the Stoops and Patios must comply with the terms of such rules."

Be and the same hereby is amended to read as follows:

" Maintenance and Repair of Townhomes, Porticos, Stoops and Patios.

In addition to maintenance of the Common Area, the Association shall provide exterior maintenance for the dwelling located on each Lot which is subject to assessments hereunder, as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, steps, grass, trees shrubs, walks, Stoops and Porticos. Such exterior maintenance shall not include the exterior maintenance to be preformed by the Owners as provided below. In the event that the need for any maintenance, repair, or replacement required hereunder to be preformed by the Association is caused through the willful or negligent act of the Owner, his family, guests or invitees, or is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending strike, civil commotion, aircraft, vehicles or smoke, as the foregoing are defined and explained in North Carolina Standard Fire and Extended Coverage insurance policies, the cost of such maintenance, replacement or repairs shall be added to and become a part of the assessment to which such Lot is subject."

"Each Owner shall be liable and responsible for the maintenance, repair and replacement, as the cause may be, of the rear Patio, all glass surfaces, window or door screens, air conditioning and heating equipment and all

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REGISTER OF DEEDS
GUILFORD COUNTY, NC
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utility lines, fixtures and/or their connections required to provide water, light, power, telephone, sewage and sanitary service to his Lot which are not publicly maintained."

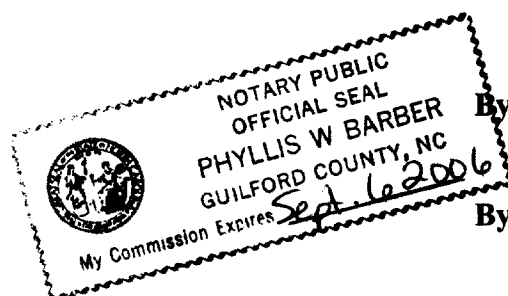
"In order to enable the Association to accomplish the foregoing, there is hereby reserved to the Association the right to unobstructed access over and upon each Lot at all reasonable times to perform maintenance as provided in this Article."

Further, Be It Resolved that the President and Secretary or any Vice President or Assistant Secretary be and they hereby are authorized and directed to register and file certified copies of these resolutions in any public registry as may be required by law.

We Further Certify that said amendment was approved and adopted unanimously by all four (4) directors of the Association and that said amendment was approved by votes from the Class A members of the Association, in excess of votes required by Article X.

Witness our signatures this 21st day of March, 2002.

Lakeside Townhome Association, Inc.



By: _____

President

By: _____

Secretary

State of North Carolina
County of Guilford

I, a Notary Public, hereby certify that on this 21 day of March, 2002, personally appeared before me KEVIN BLANCHARD and ANGELA AINBINDER, each of whom being by me first duly sworn, declared that he/she signed the foregoing document in the capacity indicated, that he/she was authorized so to sign, and that the statements therein contained are true. *PRESIDENT + SECRETARY

OF LAKESIDE
TOWNHOMES, INC.
ASSOCIATION

Phyllis W. Barber

Notary Public

My Commission Expires:

September 5, 2006

007271



KATHERINE LEE PAYNE, REGISTER OF DEEDS
GUILFORD COUNTY
201 SOUTH EUGENE STREET
GREENSBORO, NC 27402

* * * * *

State of North Carolina, County of Guilford

The foregoing certificate of Phyllis W Barber

A Notary (Notaries) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

By: [Signature]
Deputy - Assistant Register of Deeds

* * * * *

THIS CERTIFICATION SHEET MUST REMAIN WITH THE DOCUMENT

03/29/00