



**2011036394**

GUILFORD CO, NC FEE \$50.00  
PRESENTED & RECORDED:

07-18-2011 11:07:07 AM

JEFF L. THIGPEN  
REGISTER OF DEEDS  
BY: GEORGE C GLASER  
DEPUTY-GB

**BK: R 7256**

**PG: 685-697**

NORTH CAROLINA

SECOND AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR NORTHLINE PLACE

GUILFORD COUNTY

Document Prepared: Gary R. Wolf, SPARROW WOLF & DENNIS, P.A.

PLW  
SWO

THIS SECOND AMENDMENT TO DECLARATION, Made and entered into, effective as of the 21<sup>st</sup> day of JUNE, 2011, by the undersigned:

WITNESSETH:

WHEREAS, the undersigned own in the aggregate seventy five percent (75%) or more of the total of sixteen (16) lots of Northline Place as shown on Plat Book 86, Page 37 in the Office of the Register of Deeds of Guilford County, North Carolina; and

WHEREAS, seventy-five (75%) or more of the lot owners of Northline Place desire to further amend the Declaration of Covenants, Conditions and Restrictions (the "Declaration"), as recorded in **Book 3600, at Page 1781**, of the Guilford County Registry, with respect to Exterior Maintenance obligations; and

WHEREAS Article X, Section 3, 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, being seventy-five percent (75%) or more of the sixteen (16) lot owners within Northline Place, do hereby set forth the following amendment to the Declaration:

1. Re-insert the following provision from the original Declaration at the end of Article VI, entitled "Exterior Maintenance":

"In the event that the need for maintenance, repair or replacement 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 a strike, civil commotion, aircrafts, vehicles and 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."

Except as specifically amended or necessarily changed hereby, the Declaration as recorded is ratified and affirmed by the undersigned.

IN WITNESS WHEREOF, we, the undersigned, have executed this document under seal all effective as of the day and year first above written.

The lot references to the right of the signatures correspond to the Lot(s) owned by the respective owners whose signatures appear to the left of such property references, all of which refer to lots located within Northline Place as referenced above.

<u>Owners</u>	<u>Lot Address</u>
<u>Neal D. Lowrance</u> (SEAL)	<u>14 Northline Place</u>
<u>Neal D. Lowrance</u> (Printed Name)	Address
<u>Patricia W. Lowrance</u> (SEAL)	
<u>Patricia W. Lowrance</u> (Printed Name)	

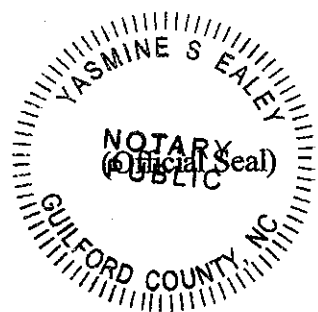
Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Neal & Patricia Lowrance name(s) of principal(s)

Date: 11/17/2010

Yasmine S. Ealey  
(official signature of Notary)

Yasmine S. Ealey, Notary Public  
(Notary's printed or typed name)



My commission expires: Sept. 17, 2013

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."

Except as specifically amended or necessarily changed hereby, the Declaration as recorded is ratified and affirmed by the undersigned.

IN WITNESS WHEREOF, we, the undersigned, have executed this document under seal all effective as of the day and year first above written.

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<u>Owners</u>	<u>Lot Address</u>
<u>Joanne P. Ward</u> (SEAL)	<u>5</u>
<u>JOANNE P. WARD</u> (Printed Name)	Address
_____ (SEAL)	
_____ (Printed Name)	

\_\_\_\_\_ County, North Carolina

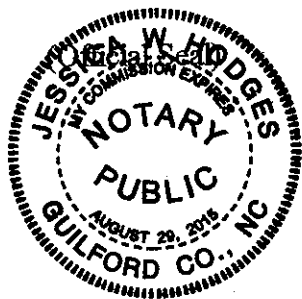
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Joanne P. Ward  
name(s) of principal(s)

Date: 11.18.10

[Signature]  
(official signature of Notary)

Jessica W. Hodges, Notary Public  
(Notary's printed or typed name)

My commission expires: 8.29.15



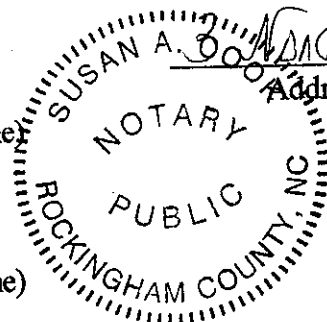
Coverage insurance policies, the cost of such maintenance, replacement or repairs shall be added to and become a part of the assessment to which such Lot is subject."

Except as specifically amended or necessarily changed hereby, the Declaration as recorded is ratified and affirmed by the undersigned.

IN WITNESS WHEREOF, we, the undersigned, have executed this document under seal all effective as of the day and year first above written.

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<u>Owners</u>	<u>Lot Address</u>
<u>Linda F. Phillips</u> (SEAL)	<u>300 Northline Place</u>
<u>Linda F. Phillips</u> (Printed Name)	<u>Address</u>
_____ (SEAL)	
_____ (Printed Name)	



Rockingham County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Linda F Phillips name(s) of principal(s)

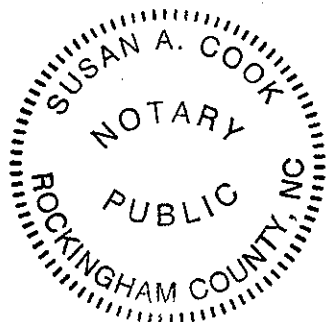
Date: 11/19/10

Susan A. Cook  
(official signature of Notary)

Susan A. Cook, Notary Public  
(Notary's printed or typed name)

(Official Seal)

My commission expires: 10/21/11



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."

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IN WITNESS WHEREOF, we, the undersigned, have executed this document under seal all effective as of the day and year first above written.

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Owners

Lot Address

Doris Tanger (SEAL)  
DORIS TANGER (Printed Name)  
\_\_\_\_ (SEAL)  
\_\_\_\_ (Printed Name)

7 Northline PL.  
Address

Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Doris Tanger  
name(s) of principal(s)

Date: 11/22/10

DeLee O. Baker  
(official signature of Notary)

DeLee O. Baker, Notary Public  
(Notary's printed or typed name)

(Official Seal)

My commission expires: 9/3/2011



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."

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IN WITNESS WHEREOF, we, the undersigned, have executed this document under seal all effective as of the day and year first above written.

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<u>Owners</u>	<u>Lot Address</u>
<u>Thomas C. Nelson</u> (SEAL)	# <u>8</u>
<u>THOMAS C. NELSON</u> (Printed Name)	_____
<u>Valerie M. Nelson</u> (SEAL)	Address
<u>VALERIE M. NELSON</u> (Printed Name)	

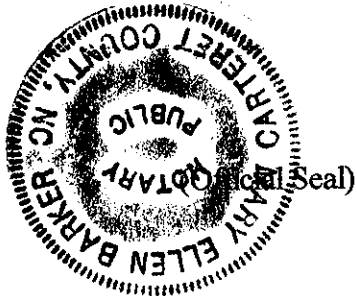
Carteret County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_ name(s) of principal(s)

Date: 11/30/10

Mary Ellen Barker  
(official signature of Notary)

Mary Ellen Barker, Notary Public  
(Notary's printed or typed name)



My commission expires: May 30, 2015

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."

Except as specifically amended or necessarily changed hereby, the Declaration as recorded is ratified and affirmed by the undersigned.

IN WITNESS WHEREOF, we, the undersigned, have executed this document under seal all effective as of the day and year first above written.

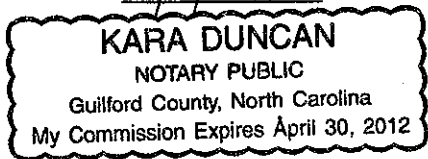
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<u>Owners</u>	<u>Lot Address</u>
<u><i>Eola S Swiggert</i></u> (SEAL)	<u>15 Northline pl</u>
<u>EOLA S SWIGGETT</u> (Printed Name)	<u>Broomfield NC 27410</u>
_____ (SEAL)	Address
_____ (Printed Name)	

Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: *Eola S Swiggert* name(s) of principal(s)

Date: 2/8/2011



(Official Seal)

*Kara Duncan*  
(official signature of Notary)

Kara Duncan, Notary Public  
(Notary's printed or typed name)

My commission expires April 30, 2012

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."

Except as specifically amended or necessarily changed hereby, the Declaration as recorded is ratified and affirmed by the undersigned.

IN WITNESS WHEREOF, we, the undersigned, have executed this document under seal all effective as of the day and year first above written.

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<u>Owners</u>	<u>Lot Address</u>
<u><i>William B. Simon</i></u> (SEAL)	<u>16 NORTHLINE PLACE</u>
<u>WILLIAM B. SIMON</u> (Printed Name)	Address
<u><i>Mary Floyce Simon</i></u> (SEAL)	
<u>MARY FLOYCE SIMON</u> (Printed Name)	

GUILFORD County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: William B. Simon Mary Floyce Simon name(s) of principal(s)

Date: 2/14/2011

*Brenda P. Wilson*  
(official signature of Notary)

Brenda P. Wilson, Notary Public  
(Notary's printed or typed name)

(Official Seal)

My commission expires: 5/7/2011





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."

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Owners

Lot Address

Florine Jackson (SEAL)  
FLORINE JACKSON (Printed Name)

9 Northline Place Address

\_\_\_\_ (SEAL)  
\_\_\_\_ (Printed Name)

Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Florine Jackson  
name(s) of principal(s)

Date: May 12, 2011

Tracy L. Collins  
(official signature of Notary)

Tracy L. Collins, Notary Public  
(Notary's printed or typed name)

(Official Seal)

My commission expires: 12-26-2012



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."

Except as specifically amended or necessarily changed hereby, the Declaration as recorded is ratified and affirmed by the undersigned.

IN WITNESS WHEREOF, we, the undersigned, have executed this document under seal all effective as of the day and year first above written.

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Owners

Sheila Herman (SEAL)  
SHEILA HERMAN (Printed Name)

\_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (Printed Name)

Lot Address

12 Northline Place Address  
Greensboro N.C.  
27410

Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Sheila Herman  
name(s) of principal(s)

Date: 5/16/11

Brent Log  
(official signature of Notary)

Brent Log, Notary Public  
(Notary's printed or typed name)

My commission expires: 11-2-2011



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."

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Owners

Lot Address

Ryan Keith TESSAU (SEAL)

2 NORTHLINE PL  
Address

RYAN KEITH TESSAU (Printed Name)

Rebecca Joyce TESSAU (SEAL)

Rebecca Joyce TESSAU (Printed Name)

Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Ryan K. TESSAU & Rebecca J. TESSAU  
name(s) of principal(s)

Date: 5.16.11

Sandria P. DUNN  
(official signature of Notary)

Sandria P. Dunn, Notary Public  
(Notary's printed or typed name)



My commission expires: 11.17.2015

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."

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Owners

Mildred P. Reynolds (SEAL)  
MILDRED P. REYNOLDS (Printed Name)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (Printed Name)

Lot Address

11 Northline Pl Address

GUILFORD County, North Carolina

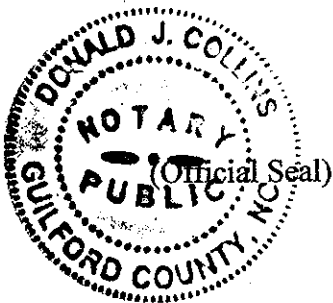
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: MILDRED P. REYNOLDS name(s) of principal(s)

Date: 9/26/11

Donald J. Collins  
 \_\_\_\_\_  
 (official signature of Notary)

DONALD J. COLLINS, Notary Public  
 \_\_\_\_\_  
 (Notary's printed or typed name)

My commission expires: 9/1/11



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.”

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Owners

*Benjamin Davidowitz* (SEAL)  
BENJAMIN DAVIDOWITZ (Printed Name)

*Rebecca Davidowitz* (SEAL)  
REBECCA DAVIDOWITZ (Printed Name)

Lot Address

#1 NORTHLINE PL Address

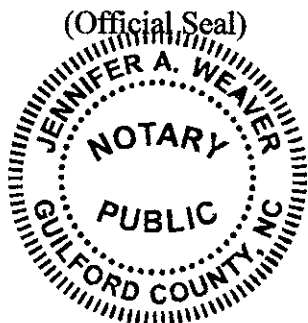
Gulford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Benjamin + Rebecca Davidowitz name(s) of principal(s)

Date: 6-2-11

*Jennifer A Weaver*  
(official signature of Notary)

Jennifer A Weaver, Notary Public  
(Notary's printed or typed name)



My commission expires: 5-26-16