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GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

P.O.

Prepared by and ~~Mailed to~~: Margaret M. Chase, Higgins Benjamin, PLLC
101 W. Friendly Avenue, Suite 500, Greensboro, NC 27401

NORTH CAROLINA

GUILFORD COUNTY

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR CAMDEN PARK
HOMEOWNERS ASSOCIATION, INC.

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AM*

THIS AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CAMDEN PARK
HOMEOWNERS, ASSOCIATION, INC. (the "Declaration") is made this the 36 day
of June, 2015, by Camden Park Homeowners Association, Inc.,
hereinafter referred to as the "Association."

WITNESSETH THAT

WHEREAS, by the following instrument recorded in the Guilford County
Registry, the Declarant, Britt Development Company, LLC, subjected Camden Park
subdivision (the "Property") to the following Declaration of Covenants, Conditions and
Restrictions:

- a) Book 5958, Page 2409 on October 13, 2003.

WHEREAS, the Original Declaration applies to and runs with the land described
in the Plat Book and Page of the Guilford County Register of Deeds, including the
following:

- a) Plat Book 152, Page 13.

WHEREAS, Article VII, Section 3 of the Declaration provides as follows:

“the Declaration may be amended by an instrument signed by not less than a majority of the Lot Owners, provided that (1) no amendment shall alter any obligation to pay ad valorem taxes of assessments for public improvements, as herein provided, or affect any lien for the payment thereof established here, (2) no amendment shall adversely affect any rights or interest of Declarant as provided herein, unless agreed to in writing by Declarant, (3) no amendment shall have priority over any amendment made by Declarant in accordance with this section so long as Declarant owns a Lot, and (4) no amendment shall alter, modify or rescind any right, title, interest or privilege herein granted or accorded to any Mortgagee of a Lot affected thereby unless such holder shall consent in writing thereto, which consent shall be filed with such amendment. An amendment must be properly recorded.”

WHEREAS, the required written consent has been obtained to amend the Declaration. The instrument containing said signatures may be found among the books, records and minutes of the Association. The Officers of the Association executing this Amendment have certified that the requisite Owner approval has been obtained; said Certification can be found attached hereto as Exhibit A.

NOW THEREFORE, the Declaration recorded in **Book 5958, Page 2409** of the Guilford County Register of Deeds shall be amended as follows:

Article III, Covenant for Maintenance and Assessments, Section 3. Maximum Annual Assessment shall be deleted in its entirety and replaced with the following:

**ARTICLE III
COVENANT FOR MAINTENANCE AND ASSESSMENTS**

Section 3. Maximum Annual Assessment. Until December 2004, the maximum annual assessment shall be Two Hundred Forty Dollars (\$240.00) per lot.

- (a) The maximum annual assessment for the calendar year immediately following the year in which conveyance of the first Lot to an Owner is made, and for each calendar year thereafter shall be established by the Board of Directors and may be increased by the Board of Directors without approval by membership by an amount not to exceed ten percent (10%) of the maximum annual assessment of the previous year in the event that the reserve fund for Association is less than \$7,000.00 or an amount less than the projected annual expenses for a given year.**
- (b) Subject to the provisions of Section 3(a), the maximum annual assessment may only be increased by a majority of each class of Members who are voting in person or by proxy, at a meeting called for that purpose.**

Article IV, ARCHITECTURAL CONTROL, Sections 1(h) and 1(k), Residential Use of Property, shall be deleted in its entirety and replaced with the following:

ARTICLE IV
ARCHITECTURAL CONTROL

Section 1. Residential Use of Property.

- (h) No boats, recreational vehicles or trailers, utility trailers, and non-operable vehicles may be parked or stored in any street or on any Lot except in an enclosed structure approved by the Architectural Control Committee

- (k) No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers designed for that purpose. All containers shall be kept in the rear of the house, inside the garage or in an area not visible from the street except for the 24 hours preceding trash collection. Containers must be returned to rear of house, inside the garage or to an area not visible from the street the same day of trash collection.

This the 26 day of June 2015.

Camden Park Homeowners Association, Inc.

By: Cynthia R. Joyce
President, Camden Park Homeowners
Association, Inc.

ATTESTED:

Wade H. Pruitt
Secretary, Camden Park Homeowners Association, Inc.

I, Wade H. Pruitt, Secretary of Camden Park Homeowners Association, Inc., certify that Cynthia R. Joyce personally came before me this day and acknowledged that s/he is the President of Camden Park Homeowners Association, Inc., a corporation, and that s/he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand this the 26 day of June 2015.

Wade H. Pruitt
Secretary, Camden Park Homeowners
Association, Inc.

NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned Notary Public, do hereby certify that Cynthia Joyce personally appeared before me this day and acknowledged that s/he is the President of Camden Park Homeowners Association, Inc., and that s/he has executed the foregoing instrument as its President.

WITNESS my hand and seal this the 26 day of June 2015.

Cheryl Philbin Dehart
Notary Public

My commission expires: 10-21-2015

Cheryl Philbin Dehart
Printed Name

NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned Notary Public, do hereby certify that Wade Pruitt personally appeared before me this day and acknowledged that s/he is the Secretary of Camden Park Homeowners Association, Inc., and that s/he has executed the foregoing instrument as its Secretary.

WITNESS my hand and seal this the 26 day of June 2015.

Cheryl Philbin Dehart
Notary Public

My commission expires: 10-21-2015

Cheryl Philbin Dehart
Printed Name

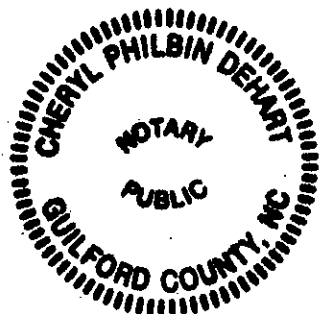


EXHIBIT A

CERTIFICATION OF VALIDITY OF AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR CAMDEN PARK HOMEOWNERS ASSOCIATION, INC.

By authority of its Board of Directors, Camden Park Homeowners Association, Inc. hereby certifies that the foregoing instrument has been duly adopted by written acknowledgment of the owners of 51% percent of the votes of the Members of the Association and is, therefore, a valid amendment to the exiting Declaration of Covenants, Conditions, Restrictions and Easements for Camden Park Homeowners Association, Inc. The written acknowledgements have been made part of the Minute Book of the Association.

This the 26 day of June, 2015.

CAMDEN PARK HOMEOWNERS ASSOCIATION, INC.

Cynthia R. Joyce
President

ATTEST:

Wade H. Pruitt
Secretary

**CONSENT AND AGREEMENT TO AMEND
THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR CAMDEN PARK
HOMEOWNERS ASSOCIATION, INC.**

I, the undersigned, consent to amending the Declaration of Covenants, Conditions, Restrictions and Easements for Camden Park Homeowners Association, Inc. as follows:

Article III, Covenant for Maintenance and Assessments, Section 3. Maximum Annual Assessment shall be deleted in its entirety and replaced with the following:

**ARTICLE III
COVENANT FOR MAINTENACE AND ASSESSMENTS**

"Section 3. Maximum Annual Assessment. Until December 2004, the maximum annual assessment shall be Two Hundred Forty Dollars (\$240.00) per lot.

- (a) The maximum annual assessment for the calendar year immediately following the year in which conveyance of the first Lot to an Owner is made, and for each calendar year thereafter shall be established by the Board of Directors and may be increased by the Board of Directors without approval by membership by an amount not to exceed ten percent (10%) of the maximum annual assessment of the previous year in the event that the reserve fund for Association is less than \$7,000.00 or an amount less than the projected annual expenses for a given year.**
- (b) Subject to the provisions of Section 3(a), the maximum annual assessment may only be increased by a majority of each class of Members who are voting in person or by proxy, at a meeting called for that purpose."**

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ARCHITECTURAL CONTROL**

"Section 1. Residential Use of Property.

- (h) No boats, recreational vehicles or trailers, utility trailers, and non-operable vehicles may be parked or stored in any street or on any Lot except in an enclosed structure approved by the Architectural Control Committee**

(k) No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers designed for that purpose. All containers shall be kept in the rear of the house, inside the garage or an area not visible from the street except for the 24 hours preceding trash collection. Containers must be returned to rear of house, inside the garage or an area not visible from the street the same day of trash collection."

I understand that an amendment to the Declaration of Covenants, Conditions, Restrictions and Easements will be recorded with the Guilford County Register of Deeds and will bind my property to the terms thereof.

SIGNATURE INSTRUMENT FOR AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CAMDEN PARK HOMEOWNERS ASSOCIATION

Cynthia B Joyce
Signature

591 Camden Park Ct.
House number and street

Cynthia B Joyce
Printed name

Emmett Degraffenroid
Signature

597 Camden Park Ct
House number and street

Emmett Degraffenroid
Printed name

Jerry Lysse
Signature

4010 Payne Rd
House number and street

Jerry Lysse
Printed name

Bill Pruitt
Signature

4021 Payne Rd.
House number and street

Bill Pruitt
Printed name

Signature

House number and street

Randy McCaslin
Printed name

SIGNATURE INSTRUMENT FOR AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR CAMDEN PARK HOMEOWNERS ASSOCIATION

Randy McCaslin
Signature

4028 Payne Road
House number and street

Randy McCaslin
Printed name

Wade H. Pruitt
Signature

4017 Payne Rd.
House number and street

WADE H. PRUITT
Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

SIGNATURE INSTRUMENT FOR AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CAMDEN PARK HOMEOWNERS ASSOCIATION

Huy Q. Le
Signature

4025 Payne Rd
House number and street

HUY Q. LE

Printed name

Michael A. Nixon
Signature

4022 Payne Road
House number and street

Michael A. Nixon
Printed name

Deborah Howard
Signature

4033 Payne Rd
House number and street

Deborah Howard
Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street

SIGNATURE INSTRUMENT FOR AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR CAMDEN PARK HOMEOWNERS ASSOCIATION

Erin Smith
Signature

4056 Payne Road
House number and street

Erin Smith
Printed name

[Signature]
Signature

4052 Payne Rd
House number and street

Leslie Gadsby
Printed name

Renee Carpenter
Signature

4048 Payne Rd.
House number and street

Renee Carpenter
Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Alex Dimitri Alexiou
Signature

4804 Camden Park Ct.
House number and street

Alex Dimitri Alexiou
Printed name

SIGNATURE INSTRUMENT FOR AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR CAMDEN PARK HOMEOWNERS ASSOCIATION

Maria Dickenson
Signature

4013 Payne Rd.
House number and street

Maria Dickenson
Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street

Printed name

Signature

House number and street
