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08/04/2020

**GUILFORD COUNTY, NC**

12:43:27 PM

JEFF L. THIGPEN

DEPUTY-GB

REGISTER OF DEEDS

BY: MARY BROWN

Prepared by and Mail to: Margaret M. Chase, Higgins Benjamin, PLLC  
301 N. Elm Street, Suite 800, Greensboro, NC 27401

NORTH CAROLINA  
GUILFORD COUNTY

**AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR THE VINEYARD**

THIS AMENDMENT TO THE DECLARATION OF COVENANT,  
CONDITIONS AND RESTRICTIONS FOR THE VINEYARD (the "Declaration") is  
made this the 29th day of July, 2020 by The Vineyard Homeowners' Association, Inc.

WITNESSETH THAT

WHEREAS, by the following instrument recorded in the Guilford County  
Registry, the Declarants, The Hamilton Group of High Point and R.A. Beacom  
Construction Company, Inc., subjected THE VINEYARD (the "Property") to the  
following Declaration of Covenants, Conditions and Restrictions and amendments to the  
same:

1. Deed Book 4674, Page 392; and
2. Deed Book 4838, Page 37.

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

"This Declaration may be amended during the first twenty (20) year period by an  
instrument signed by not less than ninety percent (90%) of the Lot Owners, and  
thereafter by an instrument signed by not less than seventy five percent (75%) of  
the Lot Owners, provided that no amendment shall alter any obligation to pay ad  
valorem taxes or assessments for public improvements, as herein provided, or  
affect any lien for the payment thereof established herein. Any amendment must  
be properly recorded."

Submitted electronically by "Higgins Benjamin, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Guilford County Register of Deeds.

WHEREAS, the 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 shall be amended as follows:

A new Article X, Section 4. Insurance shall be added as follows:

Article X

GENERAL PROVISIONS

Section 4. Insurance. Every Owner shall maintain in full force and effect at all times fire and hazard insurance in an amount equal to the full replacement value of his or her Dwelling, including the value of excavations and foundations. All Owners shall provide a copy of their insurance certificate, as evidence that such insurance is in effect, to the Board of Directors for The Vineyard Homeowners' Association, Inc., within thirty (30) days of the filing of this Amendment, within ten (10) days of the purchase of a Lot, and/or within ten (10) days of a change in insurance.

This the 29 day of JULY 2020.

The Vineyard Homeowners' Association, Inc.

By: [Signature]  
President, The Vineyard Homeowners' Association, Inc.

ATTESTED:

[Signature]  
Secretary, The Vineyard Homeowners' Association, Inc.

I, KAY SHUSKEY, Secretary of The Vineyard Homeowners' Association, Inc. certify that FRANK SEBBERLY acknowledged that s/he is the President of The Vineyard 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 29 day of July 2020.

[Signature]  
Secretary, The Vineyard Homeowners' Association, Inc.

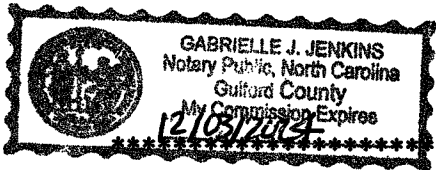
STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Franklin Seberry personally appeared before me this day and acknowledged that s/he is the President of The Vineyard Homeowners' Association, Inc., and that s/he has executed the foregoing instrument as its President.

WITNESS my hand and official stamp or seal, this 29 day of July, 2020.

My Commission Expires: 12/03/2024

Gabrielle Jenkins  
Notary Public  
Printed Name: Gabrielle J Jenkins



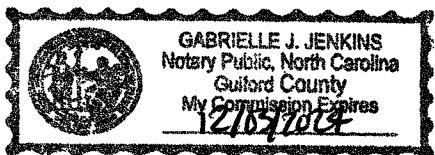
STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Kay Shuskey personally appeared before me this day and acknowledged that s/he is the Secretary of The Vineyard Homeowners' Association, Inc., and that s/he has executed the foregoing instrument as its Secretary.

WITNESS my hand and official stamp or seal, this 29 day of July, 2020.

My Commission Expires: 12/03/2024

Gabrielle Jenkins  
Notary Public  
Printed Name: Gabrielle J Jenkins



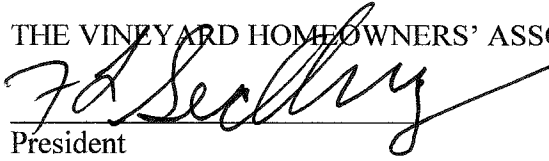
**EXHIBIT A**

**CERTIFICATION OF VALIDITY OF AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR THE VINEYARD**

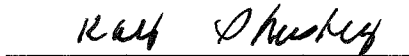
By authority of its Board of Directors, The Vineyard Homeowners' Association, Inc. hereby certifies that the foregoing instrument has been duly adopted by written acknowledgment of the owners of 82.6 percent of the votes of the Members of the Association and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions, and Restrictions for the Vineyard. The written acknowledgements have been made part of the Minute Book of the Association.

This the 29 day of JULY, 2020.

THE VINEYARD HOMEOWNERS' ASSOCIATION, INC.

  
\_\_\_\_\_  
President

ATTEST:

  
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