

PREPARED BY: David L. Maynard, Attorney-at-Law

AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

THE VILLAS AT COUNTRY CLUB ESTATES

THIS AMENDMENT made and entered into this 10 day of March, 2005, by COUNTRY CLUB ESTATES PARTNERS, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Declarant" and HOFFMAN BUILDERS, INC., a North Carolina corporation, hereinafter referred to as "Owner", do hereby declare:

ARTICLE I

The Declarant purchased land in Deed recorded in Book 6172, page 379, in the Office of the Register of Deeds of Guilford County, North Carolina and in Deed recorded in Book 1559, Page 1454, in the Office of the Register of Deeds of Davidson County, North Carolina.

ARTICLE II

The Declarant subdivided the property known as The Villas at Country Club Estates, Phase 1, map of which is recorded in Plat Book 157, at Page 115, in the Office of the Register of Deeds of Guilford County, North Carolina and will be recorded in Davidson County, North Carolina, in the future.

ARTICLE III

The Declarant recorded a Declaration of Covenants, Conditions and Restrictions in Book 6259, page 902, in the Office of the Register of Deeds of Guilford County, North Carolina and in Book ____, page ____, in the Office of the Register of Deeds of Davidson County, North Carolina.

ARTICLE IV

The parties hereto desire to amend the Declaration of The Villas at Country Club Estates by adding the following language:

Insurance. The Association shall be responsible for sufficiently insuring all Common Elements and shall be responsible for paying the costs of all such insurance. Each Owner shall be responsible for insuring any structures built on their Lot against loss or damage by fire or casualty and shall be responsible for paying the costs of such insurance. Owners shall be required to carry sufficient all-peril insurance to cover 100% of the replacement cost of any structure constructed on the Lot and the contents thereof and, in addition, general liability insurance, including bodily injury, death, and property damage, for a combined single limit of Three Hundred Thousand Dollars (\$300,000.00). Owners shall name the Association as an additional insured such that the Association shall be entitled to receive notification of cancellation of such insurance policies. In the event of non-payment of any premium for insurance required hereunder, the Association is authorized to pay such premium and sums so paid shall become a lien upon the Lot for which shall be enforceable in the same manner and to the same extent as provided herein for enforcement of assessments. Owners shall be obligated to apply the full amount of any insurance proceeds to the rebuilding or repair of any structure constructed on a Lot.

ARTICLE V

The above are all the owners of the lots in The Villas at Country Club Estates.

ARTICLE VI

This Amendment is made pursuant to Article XI, Section 3 of the Declaration of Covenants, Conditions and Restrictions for The Villas at Country Club Estates, recorded in Book 6259, page 902 in the Office of the Register of Deeds of Guilford County, North Carolina and in Book ____, Page ____, in the Office of the Register of Deeds of Davidson County, North Carolina.

COUNTRY CLUB ESTATES PARTNERS, LLC

BY: P. Hunter Dalton
P. Hunter Dalton, III, Member/Manager

HOFFMAN BUILDERS, INC.

BY: M. Hoffman
President

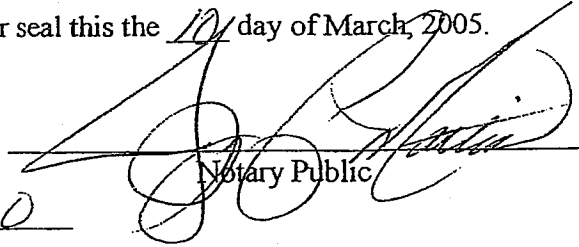
STATE OF NORTH CAROLINA
COUNTY OF ~~DAVIDSON~~ Guilford

[Signature] a Notary Public of the County of Guilford, State of North Carolina, do hereby certify that P. Hunter Dalton, III, personally appeared before me this day and acknowledged that he is Member/Manager of COUNTRY CLUB

ESTATES PARTNERS, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the LLC, the foregoing instrument was signed in its name by him as its Manager on behalf of the LLC.

Witness my hand and official stamp or seal this the 10 day of March, 2005.

JUDY C. MARTIN
NOTARY PUBLIC
GUILFORD COUNTY, NC
MY COMMISSION EXPIRES 1-18-2010



Notary Public

My commission expires: 1/18/2010

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Barbara B. Burris, a Notary Public of the County of Davidson, State of North Carolina, do hereby certify that Randy P. Hoffman personally appeared before me this day and acknowledged that he is President of HOFFMAN BUILDERS, INC., a North Carolina corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed by him as its President on behalf of the corporation.

Witness my hand and official stamp or seal this the 15th day of March, 2005.

Barbara B. Burris

Notary Public

My commission expires: 10-27-07



2013081599

GUILFORD CO, NC FEE \$26.00

PRESENTED & RECORDED:

12-18-2013 03:49:48 PM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: JANE SCHULTZ

DEPUTY-HP

BK: R 7559

PG: 2930-2933

NOTARY SEAL PRESENT
BUT NOT REPRODUCIBLE

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**SECOND AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE VILLAS AT COUNTRY CLUB ESTATES**

THIS AMENDMENT, dated November 21, 2013, by THE VILLAS AT COUNTRY CLUB ESTATES HOMEOWNERS' ASSOCIATION, INC., a North Carolina nonprofit corporation (the "Association"), and the undersigned owners of a lot in The Villas At Country Club Estates (the "Owners").

Background Statement

The Villas At Country Club Estates is a residential subdivision, governed by the Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 6259, at Page 902, Guilford County Registry (the "Declaration"). The following amendments were approved in the manner required by Article XI of the Declaration, and by N.C.G.S. §47F-1-102(d).

NOW THEREFORE, the Declaration is hereby amended as follows:

Section 9 of Article VIII of the Declaration is hereby deleted in its entirety and replaced with the following new Section 9:

SECTION 9. PARKING OR STORAGE OF VEHICLES. No mobile home or house trailer shall be parked or stored on a Lot, street or Common Area except as provided in section 8 above. School buses, commercial vehicles and trucks over one (1) ton capacity shall not be parked or stored overnight on any street or Lot except as necessary for dwelling construction or utility construction purposes. The following vehicles may not be parked or stored on any street or Lot except within enclosed garages or screened from view from the adjacent street: (a) boats, (b) trailers, (c) motor homes, (d) motorcycles, (e) campers, (f) other recreational vehicles, and (g) vehicles owned by an Owner or resident which are painted or have decals affixed to it to advertise or promote a business (excluding car dealer nameplates and decals commonly known as "bumper stickers" less than fifty square inches in size). To the fullest extent permitted by law, no vehicles shall be parked on any street within the Properties or Development, except for vehicles temporarily parked on a very short

term basis for deliveries. Nothing in this section shall be interpreted, construed or applied to prevent the temporary, nonrecurrent parking of recreational vehicles for a period not to exceed forty-eight (48) hours upon any Lot.

IN WITNESS WHEREOF, this Amendment is executed on behalf of the Association by its duly elected officers as of the day and year first written above.

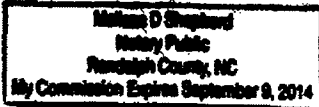
**THE VILLAS AT COUNTRY CLUB ESTATES
HOMEOWNERS' ASSOCIATION, INC.**

By: Frederick Robert Teague
President

Attest:
Tommy M. Smith
Secretary

NORTH CAROLINA

GUILFORD COUNTY



I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Frederick Robert Teague

(Official Seal)

Date: November 21, 2013

Melissa D. Shepherd
Print Name: Melissa D. Shepherd
My Commission Expires Sept. 9, 2014

CONSENT OF OWNERS TO AMENDMENT
OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The undersigned Owners of a Lot at The Villas At Country Club Estates Homeowners' Association, Inc. (the "Association"), hereby agree to the foregoing amendment to the Declaration of Covenants, Conditions and Restrictions.

Becky Bunnia
Signature of Owner

1631 Linton Court
Street Address of Owner

J. Anne Hitch
Signature of Owner

1660 Brunley
Street Address of Owner

Paula L. Powell
Signature of Owner

2908 Kippenshire Lane
Street Address of Owner

Frederick Robert Torge
Signature of Owner

1662 Brunley Court
Street Address of Owner

Chadwick Jern
Signature of Owner

2905 Kippenshire Lane
Street Address of Owner

Tom Pruitt
Signature of Owner

2906 Kippenshire Ln
Street Address of Owner

Paul [Signature]
Signature of Owner

1631 Linton Ct.
Street Address of Owner

Janice M. Hitch
Signature of Owner

1660 Brunley
Street Address of Owner

Signature of Owner

Street Address of Owner

Luana A. League
Signature of Owner

1662 Brunley Ct.
Street Address of Owner

O.H. Fennell
Signature of Owner

2905 Kippenshire Lane
Street Address of Owner

Joy Pruitt
Signature of Owner

2906 Kippenshire Ln
Street Address of Owner

**CONSENT OF OWNERS TO AMENDMENT
OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

The undersigned Owners of a Lot at The Villas At Country Club Estates Homeowners' Association, Inc. (the "Association"), hereby agree to the foregoing amendment to the Declaration of Covenants, Conditions and Restrictions.

Michael G. Clark
Signature of Owner

1633 Linton Court
Street Address of Owner

[Signature]
Signature of Owner

2912 Kippinshire Ln.
Street Address of Owner

[Signature]
Signature of Owner

2910 KIPPENSHIRE LN
Street Address of Owner

[Signature]
Signature of Owner

1650 Linton Court
Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

[Signature]
Signature of Owner

2912 Kippinshire Ln.
Street Address of Owner

Signature of Owner

Street Address of Owner

[Signature]
Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner