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2020017480  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$26.00

Prepared by and Mail to: Amanda P. Hodierne, Esq., 804 Green Valley Road, Suite 200 Greensboro, North Carolina 27408

FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR STAFFORDSHIRE TOWNHOMES

3L

NORTH CAROLINA  
GUILFORD COUNTY

THIS AMENDMENT TO DECLARATION is made this 18<sup>th</sup> day of March, 2020, by Reitinger Family Investments I, LLC, a North Carolina limited liability company, the successor in interest to Worth-Reitt Associates, LLC pursuant to that certain Assignment of Declarant Rights recorded in Book 4254, Page 255 of the Guilford County Registry (the "Declarant").

RECITALS:

WHEREAS, Declarant's predecessor caused the Declaration of Covenants, Conditions and Restrictions for Staffordshire Townhomes to be recorded in Book 7225, Page 1908, Guilford County Registry, (the "Declaration") (capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration);

WHEREAS, Article XI, Section 4 of the Declaration provides in part as follows:

Additional land within the general area or located adjacent to the Properties (collectively, the "Additional Property") may be annexed by the Declarant without the consent of Members within ten (10) years of the date of this instrument, provided that, in the event FHA or VA insured loans have been obtained to purchase Lots, FHA and VA determine that the annexation is in accord with the general plan from time to time approved by them. For the purpose of determining whether property is adjacent to the Properties, the rights-of way public road and utilities, as well as rivers and streams, shall be deemed not to separate otherwise adjacent property... Should Declarant elect to annex all or any portion of the Additional Property and accordingly to subject such

property to the terms and conditions of this Declaration, Declarant reserves the right, with regard to all or any part of the Additional Property annexed to make such complementary additions and/or modification of the covenants and restrictions contained in this Declaration (including, without limitation, those contained in Section 2 of Article VII hereof) as Declarant may deem necessary or convenient; provided, however, such additions and/or modifications shall not modify this Declaration with respect to the Properties previously subjected thereto, and, in the event FHA or VA insured loans have been obtained to purchase Lots, FHA and VA determine that any such complimentary additions and/or modifications are in accord with the general plan from time to time approved by them.

WHEREAS, Declarant desires to annex as Additional Property the Lots and the Common Elements as shown on Final Plat of Staffordshire Townhomes Phase 2, Map 1, recorded in Plat Book 197, Page 21 and the Lots and the Common Elements as shown on Final Plat of Staffordshire Townhomes Phase 2, Map 2, recorded in Plat Book 203, Page 10, each in the Office of the Register of Deeds of Guilford County (the "Additional Property");

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Annexation into Staffordshire Townhomes. The Declaration is hereby supplemented and amended in order to subject the Additional Property into Staffordshire Townhomes, and Declarant hereby declares and agrees that the Additional Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and easements contained in the Declaration.

2. Miscellaneous. Except as set forth herein, the Declaration remains unmodified and in full force and effect. This Amendment shall be recorded in the Guilford County Registry.

[SIGNATURES ON FOLLOWING PAGE]

IN WIINESS WHEREOF, Declarant has caused this Amendment to be executed as of the date first set forth above.

REITTINGER FAMILY INVESTMENTS I,  
LLC  
a North Carolina limited liability company

By: James E. Reittinger  
Name: James E. Reittinger  
Title: Mgr.

STATE OF NORTH CAROLINA  
COUNTY OF Guilford

I, a Notary Public for the County and State aforesaid, do hereby certify that  
James E. Reittinger personally appeared before me and executed the foregoing  
instrument in the capacity indicated.

This 18<sup>th</sup> day of March, 2020

Amanda P. Hodierne  
Notary Public Amanda P. Hodierne

My Commission Expires: 5/17/20

