

BK: R 7734
PG: 2215-2216
RECORDED:
08-25-2015
04:10:39 PM
BY: DENISE BOWENS
DEPUTY-GB



2015045254
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

**NOTARY SEAL PRESENT
BUT NOT REPRODUCIBLE**

DOB

GUILFORD COUNTY
NORTH CAROLINA

FIRST AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS FOR
SUMMERHILL (Phase 2, Section 1)

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERHILL is made on the date hereinafter set forth by SHEA MCNAIRY, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Declarant".

WHEREAS, Shea Investment Fund I, LLC is the Declarant under the Covenants, Conditions and Restrictions for SUMMERHILL which are recorded in Book 7670 at Page 2447, Guilford County Registry, North Carolina (hereinafter the "Declaration") and;

WHEREAS, the Declaration provides in Article X, Section 4(b) thereof that the Declarant may amend the Declaration by annexing additional property thereto; and

WHEREAS, the Declarant now desires to amend the Declaration to annex part of the Properties to be known as Phase 2, Section 1 of the SUMMERHILL Subdivision.

NOW, THEREFORE, Declarant hereby amends said Declaration and declares that part of the properties to be known as Phase 2, Section 1 of the SUMMERHILL Subdivision more particularly described as being all of the property so designated and recorded in **Plat Book 181, Page 109** of the Guilford County Registry, North Carolina Guilford County Registry, North Carolina, hereinafter referred to as the "Phase 2, Section 1 Subject Property", shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions as recorded in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in said property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. By accepting the deed to any portion of such property, the owners thereto agree

Pick up: City of Greensboro - Lucas Carter

to abide by all of said covenants, conditions and restrictions, including their agreement to pay any assessments levied pursuant thereto.

This First Amendment shall be treated as an expansion of the tracts of the tracts subjected to the above referenced Declaration as previously amended by the Amendment, and the Declaration will convey the "Common Elements" (as that term is defined in the Declaration within the Phase 2, Section 1 Subject Property to the SUMMERHILL Homeowners Association, Inc. prior to or simultaneously with the conveyance of the first Lot in such phase.

Except as specifically modified and amended herein, the Declaration as previously amended by Amendment shall remain in full force and effect.

IN WITNESS WHEREOF the undersigned, being the Declarant herein, has caused this instrument to be executed by its duly authorized manager as of the ____ day April, 2015.

SHEA McNAIRY, LLC

By: Michael Shea
Manager

Acknowledgement pursuant to NCGS Sec. 10B-41(a)

Gaston ~~EMF~~

STATE OF NORTH CAROLINA, COUNTY OF ~~MECKLENBURG~~

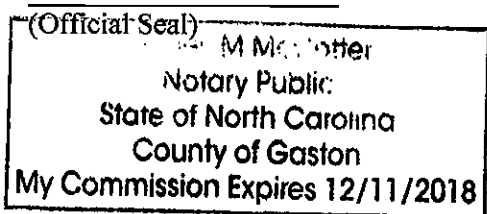
I certify that the following person(s) personally appeared before me this d ay, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOHN F. SHEA, JR. MANAGING MEMBER OF SHEA MCNAIRY, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY

Date: 5/11/15

Britney M. McCotter
Notary Signature

Britney M. McCotter
Notary's Name (Typed or Printed)

My Commission Expires: 12/11/2018



BK: R 7745
PG: 1346 - 1347

NC FEE \$26.00

RECORDED:

2015052248

09/29/2015

GUILFORD COUNTY, NC

04:04:28 PM

JEFF L. THIGPEN

BY: LARRY CONRAD, JR.

REGISTER OF DEEDS

ASSISTANT-HP

Prepared by and mail to: Donato Law, PLLC
2016-A New Garden Rd, Greensboro, NC 27410

GUILFORD COUNTY
NORTH CAROLINA

FIRST AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS FOR
SUMMERHILL (Phase 2, Section 1)

Prepared by and return to: Anthony P. Donato, Atty., 2016- A New Garden Road, Greensboro, NC 27410
THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERHILL is made on the date hereinafter set forth by SHEA MCNAIRY, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Declarant".

WHEREAS, Shea Investment Fund I, LLC is the Declarant under the Covenants, Conditions and Restrictions for SUMMERHILL which are recorded in Book 7670 at Page 2447, Guilford County Registry, North Carolina (hereinafter the "Declaration") and;

WHEREAS, the Declaration provides in Article X, Section 4(b) thereof that the Declarant may amend the Declaration by annexing additional property thereto; and

WHEREAS, the Declarant now desires to amend the Declaration to annex part of the Properties to be known as Phase 2, Section 1 of the SUMMERHILL Subdivision.

NOW, THEREFORE, Declarant hereby amends said Declaration and declares that part of the properties to be known as Phase 2, Section 1 of the SUMMERHILL Subdivision more particularly described as being all of the property so designated and recorded in **Plat Book 189, Page 109** of the Guilford County Registry, North Carolina Guilford County Registry, North Carolina, hereinafter referred to as the "Phase 2, Section 1 Subject Property", shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions as recorded in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in said property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. By accepting the deed to any portion of such property, the owners thereto agree

to abide by all of said covenants, conditions and restrictions, including their agreement to pay any assessments levied pursuant thereto.

This First Amendment shall be treated as an expansion of the tracts of the tracts subjected to the above referenced Declaration as previously amended by the Amendment, and the Declaration will convey the "Common Elements" (as that term is defined in the Declaration within the Phase 2, Section 1 Subject Property to the SUMMERHILL Homeowners Association, Inc. prior to or simultaneously with the conveyance of the first Lot in such phase.

Except as specifically modified and amended herein, the Declaration as previously amended by Amendment shall remain in full force and effect.

IN WITNESS WHEREOF the undersigned, being the Declarant herein, has caused this instrument to be executed by its duly authorized manager as of the 15 day April, 2015.

SHEA McNAIRY, LLC

By: *Michael Sheu*
Manager

Acknowledgement pursuant to NCGS Sec. 10B-41(a)

Gaston emr

STATE OF NORTH CAROLINA, COUNTY OF ~~MECKLENBURG~~

I certify that the following person(s) personally appeared before me this d ay, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOHN F. SHEA, JR. MANAGING MEMBER OF SHEA MCNAIRY, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY

Date: 4/15/15

Britney M. McCotter

Notary Signature

Britney M. McCotter
Notary's Name (Typed or Printed)

My Commission Expires: 12/11/2018

(Official Seal) **Britney M McCotter**
Notary Public
State of North Carolina
County of Gaston
My Commission Expires 12/11/2018

BK: R 7745
PG: 1348 - 1349

NC FEE \$26.00

RECORDED:

2015052249

09/29/2015

GUILFORD COUNTY, NC

04:04:28 PM

JEFF L. THIGPEN

BY: LARRY CONRAD, JR.

REGISTER OF DEEDS

ASSISTANT-HP

REPRODUCED TO THE BEST POSSIBLE QUALITY

Prepared by and mail to: Donato Law, PLLC	
2016-A New Garden Rd, Greensboro, NC 27410	
GUILFORD COUNTY	SECOND AMENDMENT TO DECLARATION
NORTH CAROLINA	OF COVENANTS AND RESTRICTIONS FOR
	SUMMERHILL

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERHILL is made on the date hereinafter set forth by SHEA MCNAIRY, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Declarant".

WHEREAS, Shea Investment Fund I, LLC is the Declarant under the Covenants, Conditions and Restrictions for SUMMERHILL which are recorded in Book 7670 at Page 2447, Guilford County Registry, North Carolina (hereinafter the "Declaration") and;

WHEREAS, the Declaration provides in Article XII thereof that the Declarant may amend the Declaration; and

WHEREAS, the Declarant now desires to amend the Declaration.

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

Section 7.10. Fences and Walls. No fence or wall of any kind may be constructed on any Lot unless and until the ACC has given its prior written approval of the color, size, design, materials and location for such fence or wall. Wood fencing must be treated with stain or paint color approved by the ACC. No fence or wall shall be erected on any Lot closer to any street right-of-way than the front face of the dwelling located on such Lot. In the case of a corner lot, no side yard fence shall be closer to any side street right-of-way than the side of the dwelling facing the side street right-of-way, and no fence or support column may be higher than five (5) feet tall. Chain link fences are not permitted. Perimeter fencing shall not have more than 70% of its surface closed or viewed from a point on a line of sight perpendicular to the line formed by the line of the fence. A wall constructed of brick or stone masonry and used in lieu of a fence is exempt from the

openness test. The fencing restrictions described in this Section 7.10 shall not be applicable to any Improvements originally installed by Declarant on any Common Area.

Except as specifically modified and amended herein, the Declaration as previously amended by Amendment shall remain in full force and effect.

IN WITNESS WHEREOF the undersigned, being the Declarant herein, has caused this instrument to be executed by its duly authorized manager as of the ____ day July, 2015.

SHEA McNAIRY, LLC

By: Michael Shea
Manager

Acknowledgement pursuant to NCGS Sec. 10B-41(a)

STATE OF NORTH CAROLINA, COUNTY OF Gaston

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: ~~JOHN F. SHEA, JR.~~ **MANAGING MEMBER OF SHEA MCNAIRY, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY**

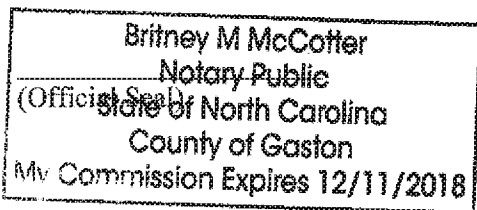
Michael Shea

Date: 7/1/15

Britney M. McCotter
Notary Signature

Britney M. McCotter
Notary's Name (Typed or Printed)

My Commission Expires: 12/11/2018



BK: R 7812
PG: 2985-2986
RECORDED:
05-12-2016
04:47:45 PM
BY: HSIAD-WEI AHERON
DEPUTY-GB



2016024638

GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

GUILFORD COUNTY
NORTH CAROLINA

THIRD AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS FOR
SUMMERHILL (Phase 1, Section 2)

Prepared by and return to: Anthony P. Donato, Atty., 2016- A New Garden Road, Greensboro, NC 27410
THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERHILL is made on the date hereinafter set forth by SHEA INVESTMENT FUND I, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Declarant".

12

WHEREAS, Shea Investment Fund I, LLC is the Declarant under the Covenants, Conditions and Restrictions for SUMMERHILL which are recorded in Book 7670 at Page 2497, Guilford County Registry, North Carolina (hereinafter the "Declaration") and;

WHEREAS, the Declaration provides in Article X, Section 4(b) thereof that the Declarant may amend the Declaration by annexing additional property thereto; and

WHEREAS, the Declarant now desires to amend the Declaration to annex part of the Properties to be known as Phase 1, Section 2 of the SUMMERHILL Subdivision.

NOW, THEREFORE, Declarant hereby amends said Declaration and declares that part of the properties to be known as Phase 1, Section 2 of the SUMMERHILL Subdivision more particularly described as being all of the property so designated and recorded in **Plat Book 191, Page 120** of the Guilford County Registry, North Carolina, hereinafter referred to as the "Phase 1, Section 2 Subject Property", shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions as recorded in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in said property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. By accepting the deed to any portion of such property, the owners thereto agree

to abide by all of said covenants, conditions and restrictions, including their agreement to pay any assessments levied pursuant thereto.

This Third Amendment shall be treated as an expansion of the tracts of the tracts subjected to the above referenced Declaration as previously amended by the Amendment, and the Declaration will convey the "Common Elements" (as that term is defined in the Declaration within the Phase 1, Section 2 Subject Property to the SUMMERHILL Homeowners Association, Inc. prior to or simultaneously with the conveyance of the first Lot in such phase.

Except as specifically modified and amended herein, the Declaration as previously amended by Amendment shall remain in full force and effect.

IN WITNESS WHEREOF the undersigned, being the Declarant herein, has caused this instrument to be executed by its duly authorized manager as of the ____ day May, 2016.

SHEA INVESTMENT FUND I, LLC

By: Michael Shea
Manager

Acknowledgement pursuant to NCGS Sec. 10B-41(a)

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG

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: **Michael Shea, MANAGING MEMBER OF SHEA INVESTMENT FUND I, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY**

Date: 5/9/16

Sarah A. McKinnon
Notary Signature
Sarah A. McKinnon
Notary's Name (Typed or Printed)

My Commission Expires: October 3, 2020

(Official Seal)

Sarah A. McKinnon
Notary Public
State Of North Carolina
Union County

BK: R 7896
PG: 1916-1917
RECORDED:
01-20-2017
10:49:43 AM
BY: TERESA STEELMAN
DEPUTY-GB



2017003463
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

**FOURTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR SUMMERHILL (Phase 2, Section 3)**

Return to: BLACK, SLAUGHTER & BLACK, P.A.
P.O. Box 41027, Greensboro, NC 27404

Prepared by: Jonathan S. Raymer

THIS FOURTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUMMERHILL is made this 13th day of December, 2016, by SHEA INVESTMENT FUND I, LLC, a North Carolina limited liability company ("**Declarant**").

WITNESSETH:

WHEREAS, the Declarant is the "Declarant" under the Declaration of Covenants, Conditions and Restrictions for SUMMERHILL as recorded in Book 7670, Page 2447, Guilford County Registry, amended by that First Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7734, Page 2215 and in Book 7745, Page 1346, Second Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7745, Page 1348, and Third Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7812, Page 2985 of the Guilford County Public Registry (collectively, the "**Declaration**");

WHEREAS, Pursuant to Article II, Section 2.2 of the Declaration, the Declarant may cause any portion of the Additional Property to be made subject to the terms and scheme of the Declaration by filing one or more Supplemental Declarations in the Office of the Register of Deeds for Guilford County, North Carolina, containing a description of the Additional Property; and

WHEREAS, Declarant now desires and intends hereby to so amend the Declaration.

NOW, THEREFORE, Declarant, by this Amendment and Supplement to Declaration of Covenants and Restrictions for Summerhill, does hereby declare that all of the property described below is hereby brought within the scheme of the Declaration, and shall be held, sold, and conveyed subject to the Declaration, all of which is for the purpose of protecting the value and desirability of, and which shall run with the real property, and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to each owner thereof.

BEING all of that property as shown on the plat which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 193 at Page 73.

Except as amended herein, the Declaration is in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the day and year first written above.

DECLARANT:

SHEA INVESTMENT FUND I, LLC,
a North Carolina limited liability company

By: Michael Shea (SEAL)
Michael Shea, Manager

NORTH CAROLINA
GUILFORD COUNTY

I, the Undersigned, a Notary Public, do hereby certify that **Michael Shea**, Manager of SHEA INVESTMENT FUND I, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this 15th day of December, 2016.

My Commission Expires: October 3, 2020

(SEAL)

Sarah A. McKinnon
Notary Public
Sarah A. McKinnon
Printed Name

Sarah A. McKinnon
Notary Public
State Of North Carolina
Union County

BK: R 7910
PG: 244-245
RECORDED:
03-06-2017
10:46:29 AM
BY: HSIAO-WEI AHERON
DEPUTY-GB



2017011985
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

A
2

**FIFTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR SUMMERHILL (Phase 1 - Section 3)**

pu
Return to: BLACK, SLAUGHTER & BLACK, P.A.
P.O. Box 41027, Greensboro, NC 27404

Prepared by: Jonathan S. Raymer

THIS FIFTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUMMERHILL is made this _____ day of February, 2017, by SHEA INVESTMENT FUND I, LLC, a North Carolina limited liability company ("**Declarant**").

WITNESSETH:

WHEREAS, the Declarant is the "Declarant" under the Declaration of Covenants, Conditions and Restrictions for SUMMERHILL as recorded in Book 7670, Page 2447, Guilford County Registry, amended by that First Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7734, Page 2215 and in Book 7745, Page 1346, Second Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7745, Page 1348, Third Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7812, Page 2985, and Forth Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7896, Page 1916, of the Guilford County Public Registry (collectively, the "**Declaration**");

WHEREAS, Pursuant to Article II, Section 2.2 of the Declaration, the Declarant may cause any portion of the Additional Property to be made subject to the terms and scheme of the Declaration by filing one or more Supplemental Declarations in the Office of the Register of Deeds for Guilford County, North Carolina, containing a description of the Additional Property; and

WHEREAS, Declarant now desires and intends hereby to so amend the Declaration to annex part of the property to be known as Phase 1, Section 3 of the SUMMERHILL subdivision.

NOW, THEREFORE, Declarant, by this Amendment and Supplement to Declaration of Covenants and Restrictions for Summerhill, does hereby declare that all of the Additional Property described below is hereby brought within the scheme of the Declaration, and shall be held, sold, and conveyed subject to the Declaration, all of which is for the purpose of protecting the value and desirability of, and which shall run with the real property, and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to each owner thereof.

BEING all of that property as shown on the plat which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 193 at Page 121.

Except as amended herein, the Declaration is in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the day and year first written above.

DECLARANT:

SHEA INVESTMENT FUND I, LLC,
a North Carolina limited liability company

By: Michael Shea (SEAL)
Michael Shea, Manager

NORTH CAROLINA
GUILFORD COUNTY

I, the Undersigned, a Notary Public, do hereby certify that Michael Shea, Manager of SHEA INVESTMENT FUND I, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this 28th day of February, 2017.

My Commission Expires:

(SEAL)

Sarah A. McKinnon
Notary Public
State Of North Carolina
Union County

Sarah A. McKinnon
Notary Public
Sarah A. McKinnon
Printed Name

BK: R 7954
PG: 224-225
RECORDED:
07-14-2017
10:44:19 AM
BY: HSIAO-WEI AHERON
DEPUTY-GB



2017039141
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

**SIXTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR SUMMERHILL (Phase 3)**

18
2

Return to: BLACK, SLAUGHTER & BLACK, P.A.
P.O. Box 41027, Greensboro, NC 27404

Prepared by: Jonathan S. Raymer

THIS FIFTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUMMERHILL is made this _____ day of April, 2017, by **SHEA INVESTMENT FUND I, LLC**, a North Carolina limited liability company ("**Declarant**").

WITNESSETH:

WHEREAS, the Declarant is the "Declarant" under the Declaration of Covenants, Conditions and Restrictions for SUMMERHILL as recorded in Book 7670, Page 2447, Guilford County Registry, amended by that First Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7734, Page 2215 and in Book 7745, Page 1346, Second Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7745, Page 1348, Third Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7812, Page 2985, Fourth Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7896, Page 1916, and Fifth Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7910, Page 244, of the Guilford County Public Registry (collectively, the "**Declaration**");

WHEREAS, Pursuant to Article II, Section 2.2 of the Declaration, the Declarant may cause any portion of the Additional Property to be made subject to the terms and scheme of the Declaration by filing one or more Supplemental Declarations in the Office of the Register of Deeds for Guilford County, North Carolina, containing a description of the Additional Property; and

WHEREAS, Declarant now desires and intends hereby to so amend the Declaration to annex part of the property to be known as Phase 3 of the SUMMERHILL subdivision.

NOW, THEREFORE, Declarant, by this Amendment and Supplement to Declaration of Covenants and Restrictions for Summerhill, does hereby declare that all of the Additional Property described below is hereby brought within the scheme of the Declaration, and shall be held, sold, and conveyed subject to the Declaration, all of which is for the purpose of protecting the value and desirability of, and which shall run with the real property, and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to each owner thereof.

BEING all of that property as shown on the plat which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 191 at Page 122.

Except as amended herein, the Declaration is in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the day and year first written above.

DECLARANT:

SHEA INVESTMENT FUND I, LLC,
a North Carolina limited liability company

By: Michael Shea (SEAL)
Michael Shea, Manager

NORTH CAROLINA
GUILFORD COUNTY
Union

I, the Undersigned, a Notary Public, do hereby certify that **Michael Shea**, Manager of SHEA INVESTMENT FUND I, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this 29th day of March, 2017.

My Commission Expires:

(SEAL)

Sarah A. McKinnon
Notary Public
Sarah A. McKinnon
Printed Name

Sarah A. McKinnon
Notary Public
State Of North Carolina
Union County

BK: R 7955
PG: 1939 - 1940

NC FEE \$26.00

RECORDED:
07/19/2017

2017040122
GUILFORD COUNTY, NC

01:36:36 PM
BY: SHEIKA WASHINGTON
ASSISTANT-GB

JEFF L. THIGPEN
REGISTER OF DEEDS

**SEVENTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR SUMMERHILL (Phase 2 - Section 2)**

Return to: BLACK, SLAUGHTER & BLACK, P.A.
P.O. Box 41027, Greensboro, NC 27404

Prepared by: Jonathan S. Raymer

THIS SEVENTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUMMERHILL is made this 18TH day of July, 2017, by SHEA INVESTMENT FUND I, LLC, a North Carolina limited liability company ("Declarant").

WITNESSETH:

WHEREAS, the Declarant is the "Declarant" under the Declaration of Covenants, Conditions and Restrictions for SUMMERHILL as recorded in Book 7670, Page 2447, Guilford County Registry, amended by that First Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7734, Page 2215 and in Book 7745, Page 1346, Second Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7745, Page 1348, Third Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7812, Page 2985, Fourth Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7896, Page 1916, Fifth Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7910, Page 244, and Sixth Amendment to the Declaration of Covenants and Restrictions for Summerhill as recorded in Book 7954, Page 224, of the Guilford County Public Registry (collectively, the "Declaration");

WHEREAS, Pursuant to Article II, Section 2.2 of the Declaration, the Declarant may cause any portion of the Additional Property to be made subject to the terms and scheme of the Declaration or may reconfigure the Common Areas and/or Amenity Area(s) to reflect the final configuration of such areas by filing one or more Supplemental Declarations in the Office of the Register of Deeds for Guilford County, North Carolina, containing a description of the Additional Property; and

WHEREAS, Declarant now desires and intends hereby to so amend the Declaration to annex part of the property to be known as Phase 2, Section 2 of the SUMMERHILL subdivision.

NOW, THEREFORE, Declarant, by this Amendment and Supplement to Declaration of Covenants and Restrictions for Summerhill, does hereby declare that all of the Additional Property described below is hereby brought within the scheme of the Declaration, and shall be held, sold, and conveyed subject to the Declaration, all of which is for the purpose of protecting the value and desirability of, and which shall run with the real property, and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to each owner thereof.

BEING all of that property as shown on the Final Plat of SUMMERHILL, PHASE 2, SECTION 2, which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 191 at Page 2.

Except as amended herein, the Declaration is in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the day and year first written above.

DECLARANT:

SHEA INVESTMENT FUND I, LLC,
a North Carolina limited liability company

By: Michael Shea (SEAL)
Michael Shea, Manager

NORTH CAROLINA
GUILFORD COUNTY

I, the Undersigned, a Notary Public, do hereby certify that **Michael Shea**, Manager of SHEA INVESTMENT FUND I, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this 18th day of July, 2017.

My Commission Expires:

January 27, 2018
(SEAL)

Annette Alexander
Notary Public
Annette Alexander
Printed Name

