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BY: KELLY SALO

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GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

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 BLAKENEY AT
IRVING PARK**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR BLAKENEY AT IRVING PARK (the
"Declaration") is made this the 8th day of September, 2022 by Blakeney
Homeowners Association, Inc. (the "Association").

WITNESSETH THAT

WHEREAS, by the following instrument recorded in the Guilford County
Registry, the Declarant, Blakeney, LLC, subjected BLAKENEY AT IRVING PARK (the
"Property") to the following Declaration of Covenants, Conditions and Restrictions and
amendments to the same:

1. Deed Book 7270, Page 1473;
2. Deed Book 7772, Page 2346; and
3. Deed Book 8018, Page 1972.

WHEREAS, the 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:

1. Plat Book 180, Page 27;
2. Plat Book 181, Page 3;
3. Plat Book 182, Page 8;
4. Plat Book 186, Page 114;
5. Plat Book 189, Page 17;
6. Plat Book 189, Page 107;

7. Plat Book 190, Page 122;
8. Plat Book 191, Page 136;
9. Plat Book 196, Page 23;
10. Plat Book 196, Page 40;
11. Plat Book 196, Page 65;
12. Plat Book 200, Page 142; and
13. Plat Book 200, Page 143.

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

“This Declaration may be amended by an instrument signed by not less than sixty-seven percent (67%) 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; however, until December 31, 2021 any such amendment must be consented to by the Declarant. Any amendment or termination of this Declaration must be approved by the governmental body having jurisdiction of the watershed regulations governing the Properties solely for the purpose of assuring that any Water Detention Facility together with those facilities associated with it shall continue to be properly maintained, and must be properly recorded in the Guilford County Registry to be effective and enforceable.”

WHEREAS, an affirmative vote has been obtained by Lot Owner(s) to which at least sixty-seven percent (67%) of the votes in the Association are allocated and the amendment has been approved by the governmental body having jurisdiction of the watershed regulations governing the Properties. 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:

Article VIII, Use Restrictions, Section 11, shall be deleted in its entirety and replaced with the following:

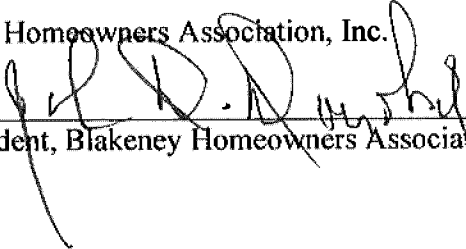
Section 11. Leases on Lots and Limitation on Rental Property.

Notwithstanding any other provisions of the Declaration, Bylaws, Articles of Incorporation, and Rules and Regulations of the Association, the only persons, or legal entities, authorized to lease property within the Association shall be those that are currently engaged in an owner-occupied lease agreement or in a lease agreement prior to the recording of this Amendment. These persons or legal entities entitled to rent or lease property within the Association shall be hereinafter called “Eligible Owners.” Eligible Owners shall be permitted to rent and lease the Lot that is subject to a lease agreement prior to the recording of this Amendment, subject to other restrictions set forth in the Declaration, as amended, until the expiration of

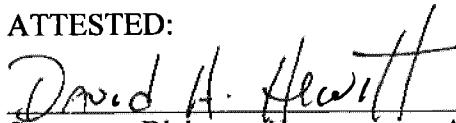
said existing lease. Any existing lease with an Eligible Owner shall not be amended to extend the current term.

It is understood and acknowledged that, eventually, through the expiration of existing leases within the Association, the number of properties leased by Owners will decrease and ultimately, once all of the existing leases expire, no owner will be authorized to rent or lease their property.

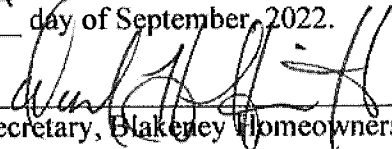
This the 8th day of September, 2022.

Blakeney Homeowners Association, Inc.
By: 
President, Blakeney Homeowners Association, Inc.

ATTESTED:


Secretary, Blakeney Homeowners Association, Inc.

I, David H. Hewitt, Secretary of Blakeney Homeowners Association, Inc. certify that John D. Donohue acknowledged that s/he is the President of Blakeney 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 8th day of September, 2022.

Secretary, Blakeney Homeowners Association, Inc.

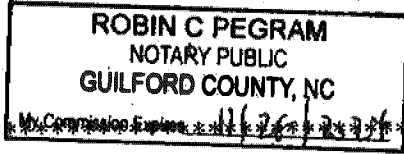
STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

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

WITNESS my hand and official stamp or seal, this 8th day of September, 2022.

My Commission Expires:
11/28/2024

[Signature]
Notary Public
Printed Name: Robin C. Pegram



***** My Commission Expires 11/28/2024 *****

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

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

WITNESS my hand and official stamp or seal, this 8th day of September, 2022.

My Commission Expires:
11/28/2024

[Signature]
Notary Public
Printed Name: Robin C. Pegram

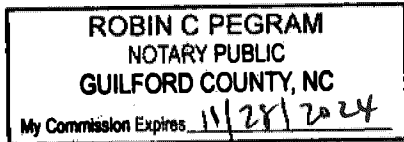


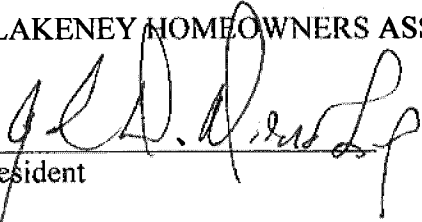
EXHIBIT A

**CERTIFICATION OF VALIDITY OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR BLAKENEY AT IRVING PARK**

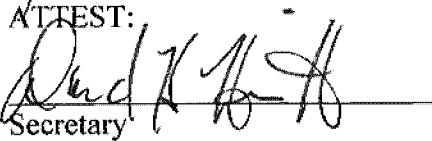
By authority of its Board of Directors, Blakeney Homeowners Association, Inc. hereby certifies that the foregoing instrument has been duly adopted by an affirmative vote of the Lot Owner(s) of eighty percent (80%) of the votes in the Association and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions for Blakeney at Irving Park.

This the 8th day of September, 2022.

BLAKENEY HOMEOWNERS ASSOCIATION, INC.



President

ATTEST:


Secretary