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GUILFORD COUNTY, NC

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JEFF L. THIGPEN

DEPUTY-GB

REGISTER OF DEEDS

BY: KELLY SALO

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

GUILFORD COUNTY  
NORTH CAROLINA

**AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR DEERFIELD  
TOWNHOMES, SECTION ONE**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEERFIELD TOWNHOMES, SECTION ONE is made this 17 day of February, 2023 by Deerfield Townhomes Homeowners Association, Inc. ("the Association").

**WITNESSETH:**

WHEREAS, by the following instrument recorded in the Guilford County Registry, the Declarant, M&P Developers, LLC subjected DEERFIELD TOWNHOMES (the "Property") to the following Declaration of Covenants, Conditions and Restrictions (the "Declaration") and amendments to the same:

- a) Book 4825, Page 592;
- b) Book 4906, Page 503;
- c) Book 5009, Page 770;
- d) Book 5084, Page 593;
- e) Book 5166, Page 682;
- f) Book 5337, Page 1440; and
- g) Book 6436, Page 3038.

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:

- a) Plat Book 131, Page 150;
- b) Plat Book 134, Page 42;
- c) Plat Book 137, Page 32;
- d) Plat Book 138, Page 116;

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.

- e) Plat Book 140, Page 128;
- f) Plat Book 142, Page 104; and
- g) Plat Book 147, Page 97.

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

“The Covenants, Conditions and Restrictions of this Declaration may be amended only by the affirmative vote or written agreement signed by Lot Owners of lots to which at least seventy-five percent (75%) of the votes in the Association are allocated.”

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

“Any amendment must: (1) be executed on behalf of the Association by its duly authorized officers; (2) contain a certification by the officers executing the amendment on behalf of the Association that the requisite Owner approval has been obtained and is evidenced by written acknowledgement(s) signed by the owners approving the amendment and made a part of the minute book of the Association; and (3) be properly recorded in the Office of the Register of Deeds of Guilford County, North Carolina. Any amendment recorded and certified by officers executing the amendment shall be conclusively presumed that such amendment has been duly adopted.”

WHEREAS, consent has been obtained by Owner(s) to entitled to cast at least seventy-five percent (75%) of the votes in the Association are allocated and 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 III, Land Use, Section 2, Designated Residential Property Restrictions, shall be deleted in its entirety and replaced with the following:

**Section 2. Designated Residential Property Restrictions. In order to maintain and preserve Deerfield Townhomes, Section One, as a residential community for the general benefit, preservation and enhancement of the Owners, and to avoid the devaluation of the community when Units are purchased for investments or rental purposes, all Lots and Units constructed thereon shall be used, improved and devoted exclusively to private, single family, residential use by the Owner thereof and his immediate family as restricted herein. “Immediate family” shall mean lineal ancestors or descendants (including adopted children). Corporate or partnership Owners shall permit any Lot or Unit owned by it to be used by its principal officers, directors, or partners for residential use.**

**NO LOT OR UNIT SHALL BE LEASED OR SUBLET, AND NO TENANT OR TENANCY SHALL BE PERMITTED EXCEPT IN THE FOLLOWING CIRCUMSTANCE:**

- a) Each Owner may lease their Lot to individuals attending the International Home Furnishings Market in High Point, North Carolina in the fall and spring of each year, each of which shall not exceed fourteen consecutive (14) days.

This the 17 day of February, 2023.

Deerfield Townhomes Homeowners Association, Inc.

By: Glenn Meredith  
Glenn Meredith, President

ATTEST:

Elizabeth Hawks  
Secretary, Deerfield Townhomes  
Homeowners Association, Inc.

I, Elizabeth Hawks, Secretary of Deerfield Townhomes Homeowners Association, Inc., certify that Glenn Meredith personally came before me this day and acknowledged that s/he is the President of Deerfield Townhomes Homeowners Association, Inc. and that by authority duly given by the Board of Directors, and as an act of the Corporation, the foregoing instrument was signed on behalf of the Corporation.

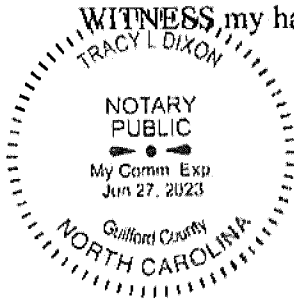
WITNESS my hand, this the 17 day of February, 2023.

Elizabeth Hawks  
Secretary, Deerfield Townhomes  
Homeowners Association, Inc.

NORTH CAROLINA  
GUILFORD COUNTY

I, a Notary Public of the County and State aforesaid, certify that Glenn Meredith personally came before me this day and acknowledged that he/she is President of Deerfield Townhomes Homeowners Association, Inc. and that he/she, President, being authorized to do so, executed the foregoing on behalf of Deerfield Townhomes Homeowners Association, Inc.

WITNESS my hand and official stamp or seal, this 17 day of February, 2023.



Tracy L. Dixon  
Notary Public

Tracy L. Dixon  
Printed Name

My commission expires:

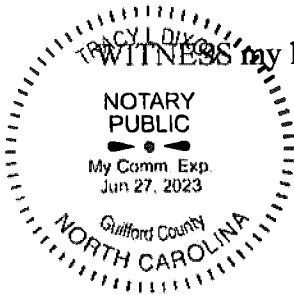
06/27/23

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NORTH CAROLINA  
GUILFORD COUNTY

I, a Notary Public of the County and State aforesaid, certify that Elizabeth Hawks personally came before me this day and acknowledged that he/she is Secretary of Deerfield Townhomes Homeowners Association, Inc. and that he/she, Secretary, being authorized to do so, executed the foregoing on behalf of Deerfield Townhomes Homeowners Association, Inc.

WITNESS my hand and official stamp or seal, this 17 day of February, 2023.



Tracy L. Dixon  
Notary Public

Tracy L. Dixon  
Printed Name

My commission expires:

06/27/23

**EXHIBIT A**

**CERTIFICATION OF VALIDITY OF AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR DEERFIELD TOWNHOMES, SECTION ONE**

By authority of its Board of Directors, Deerfield Townhomes Homeowners Association, Inc. hereby certifies that the foregoing instrument has been duly adopted by written acknowledgment of the owners of 91% percent (91%) 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 Deerfield Townhomes, Section One. The written acknowledgements have been made part of the Minute Book of the Association.

This the 17 day of February, 2023.

DEERFIELD TOWNHOMES HOMEOWNERS  
ASSOCIATION, INC.

  
President

ATTEST:

