

MAY 26 2010



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PRESENTED & RECORDED:

05-26-2010 02:41:58 PM

JEFF L. THIGPEN  
REGISTER OF DEEDS  
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NORTH CAROLINA	)	AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLOUGHBY END HOMEOWNERS ASSOCIATION, INC.
	)	
GUILFORD COUNTY	)	

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLOUGHBY END HOMEOWNERS ASSOCIATION, INC. (hereinafter, this "Amendment"), made this 19<sup>th</sup> day of May, 2010, CAMBRIDGE ISENHOUR HOMES, INC., successor by name change to, by K. T. Isenhour Construction Company, Inc., a North Carolina corporation, (hereinafter, the "Declarant");

**WITNESSETH:**

WHEREAS, the Declarant caused to be recorded in Book 5516, Page 0552, Guilford County Registry, a Declaration of Covenants, Conditions and Restrictions for Willoughby End Homeowners Association, Inc. (hereinafter, the "Declaration"), which established certain Restrictions, Covenants and Conditions for the Townhomes and Common Area described therein (hereinafter "Willoughby End");

WHEREAS, the Declarant desires to amend the Declaration by amending Section 8 of Article VI, Use Restrictions, to clarify that the prohibition against signs on the Property includes signs advertising a Townhome for rent or for lease;

WHEREAS, the Declaration does not provide for how the Declaration can be amended after sales of Townhomes commence, and therefore N.C.G.S. § 47F-2-117(a) provides that the Declaration can be amended by a "... written agreement signed by lot owners of lots to which at least sixty-seven percent (67%) of the votes in the association are allocated."

WHEREAS, there are a total number of 38 Townhome Lots in Willoughby End and the Declarant still owns 24 Townhome Lots. The Declaration grants 10 votes to the Declarant for each Townhome owned, which gives the Declarant in excess of sixty-seven percent (67%) of the votes allocated to the Owners; and

WHEREAS, the Declarant desires to amend the Declaration as provided herein to protect the appearance and value of the Townhomes.

NOW, THEREFORE, having in excess of the sixty-seven percent (67%) of the votes of the Association allocated to the Declarant required to amend the Declaration, the Declarant does hereby cause the Declaration to be amended, as follows:

The second and third sentences of Section 8 of Article VI of the Declaration are hereby deleted in their entirety and the following sentences are hereby inserted in their place and stead:

"No banner or sign of any kind shall be erected on or allowed to be placed on a Townhome, in a Townhome window, on a Townhome Lot, or on any Common Area, including but not limited to, any type of sign that a Townhome is for rent or for lease. The foregoing notwithstanding, one real estate company "for sale" sign or one neatly lettered "for sale by owner" sign, which does not exceed two (2) feet in width and three (3) feet in height, is permitted in front of a Townhome for a reasonable period of time to effectuate the sale of the Townhome."

All capitalized terms used in the Declaration shall have the same meaning in this Amendment unless a contrary intent is clearly intended.

EXCEPT AS AMENDED HEREIN, all other terms and conditions of the aforesaid Declaration shall remain as stated.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed by authority duly given the day and year first above written.

DECLARANT:

CAMBRIDGE ISENHOUR HOMES, INC.

By: [Signature]  
K. Todd Isenhour, President

Forsyth County, North Carolina

I certify that the following person(s), either being personally known to me or proven by satisfactory evidence, 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: K. Todd Isenhour.

Date: 5/19/10

[Signature]  
EMILY MURPHY (Printed name)  
Notary Public

My Commission Expires: 3/10/15

