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BY: SABRINA MILLSAPS
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GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$28.00

mailed to:

Prepared by: Margaret M. Chase, Ruby Chase Taliercio
114 N. Elm Street, Suite 200, Greensboro, NC 27401

SSM

GUILFORD COUNTY
NORTH CAROLINA

**AMENDMENT TO THE
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTION
FOR BARRINGTON PLACE**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR BARRINGTON PLACE ("the Declaration") is made this the
1st day of November, 2023 by Barrington Place Association (the "Association").

WITNESSETH:

WHEREAS, by the following instruments recorded in the Guilford County Registry, the
Declarant, Cornwallis Development Co., subjected BARRINGTON PLACE (the "Property") to
the following Declaration of Covenants, Conditions and Restrictions:

- a) Book 3674, Page 2075;
- b) Book 3696, Page 2142;
- c) Book 3794, Page 1611;
- d) Book 3829, Page 1148.
- e) Book 3850, Page 725;
- f) Book 4091, Page 362;
- g) Book 4112, Page 621; and
- h) Book 4191, Page 293;

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 90, Page 130;
- b) Plat Book 92, Page 26;
- c) Plat Book 97, Page 83;
- d) Plat Book 99, Page 28;

- e) Plat Book 100, Page 64;
- f) Plat Book 108, Page 34;
- g) Plat Book 109, Page 92; and
- h) Plat Book 111, Page 123.

WHEREAS, Article X, Section 3 of the Declaration provides, in part, that “this Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners.”

WHEREAS, consent has been obtained from not less than seventy-five percent (75%) of the Lot Owners in the Association. The instrument containing said signatures may be found among the books, records and minutes of the Association. 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 VII, Use Restrictions, Section 1, Land use and Building Type, shall be deleted in its entirety and replaced with the following:

SECTION 1. LAND USE AND OCCUPANCY.

(a) No Lot shall be used except for single-family residential purposes. Notwithstanding any other provision provided herein, all Lots shall be occupied by persons with legal title to the Lot, legal ownership interest in the Lot, and/or a marital interest in the Lot, and the family members of those categories of persons.

(b) 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.”

(c) Any Lease Agreement between an Eligible Owner and a lessee for the lease of such Eligible Owner’s Lot shall 1) be in writing and shall have a term of at least one (1) year; 2) be approved in writing by the Board of Directors prior to commencement; and 3) provide that the terms of the Lease shall be subject in all respects to the provisions of this Declaration of Covenants, Conditions and Restrictions, the Articles of Incorporation and By-Laws of the Association and that any failure by the

lessee to comply with the terms of such document shall be a default under the terms of the lease.

(d) Owners that are not Eligible Owners or acquire title to property within the Association after the date of the recording of this Amendment shall not be permitted to rent or lease property within the Association.

This the 1st day of November 2023.

BARRINGTON PLACE ASSOCIATION

By: 
President, Barrington Place Association

ATTESTED:

Secretary, Barrington Place Association

I, Richard H. Hicks, Jr., Secretary of Barrington Place Association certify that PAUL D. VALITUTTO acknowledged that s/he is the President of Barrington Place Association, 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 1st day of November, 2023.


Secretary, Barrington Place Association

STATE OF NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned Notary Public, do hereby certify that Paul D. Valitua Ho
personally appeared before me this day and acknowledged that s/he is the President of
Barrington Place Association, and that s/he has executed the foregoing instrument as its
President.

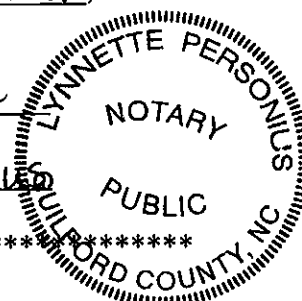
WITNESS my hand and official stamp or seal, this 1st day of November, 2023.

My Commission Expires: 6/18/2028

Lynnette Personius

Notary Public

Printed Name: Lynnette Personius



STATE OF NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned Notary Public, do hereby certify that Richard H. Hicks
personally appeared before me this day and acknowledged that s/he is the Secretary of
Barrington Place Association and that s/he has executed the foregoing instrument as its
Secretary.

WITNESS my hand and official stamp or seal, this 1st day of November, 2023.

My Commission Expires: 6/18/2028

Lynnette Personius

Notary Public

Printed Name: Lynnette Personius

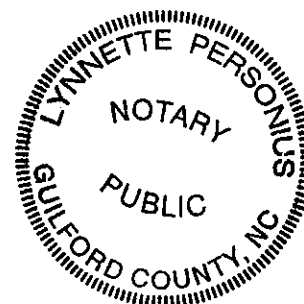


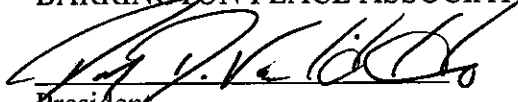
EXHIBIT A

CERTIFICATION OF VALIDITY OF THE AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR BARRINGTON PLACE

By authority of its Board of Directors, Barrington Place Association hereby certifies that the foregoing instrument has been duly adopted by seventy-nine- and one-half percent (79.5%) of the Lot Owners of the Association and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions for Barrington Place Association. The written acknowledgements have been made part of the Minute Book of the Association.

This the 1st day of November, 2023.

BARRINGTON PLACE ASSOCIATION, INC.


President

ATTEST:


Secretary