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GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$30.00

168

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR FOXCROFT TOWNHOMES**

Prepared by Steven H. Bouldin
Return to Bouldin Blazek PLLC, Post Office Box 16109, High Point, N.C. 27261

THIS AMENDMENT is made as of January 12, 2023, by **Foxcroft Association Inc.**, a North Carolina nonprofit corporation (the "Association").

Background Statement

1. The Association is a homeowners association formed to manage certain affairs of Foxcroft Townhomes as further described in the Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 3445, Page 550, Guilford County Registry (the "Declaration"). The Owners of at least seventy-five percent (75%) of the Lots in the Association have approved certain amendments to the Declaration which are stated below. The written approvals are attached to this Amendment as an exhibit.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. **Insurance.** Article X of the Declaration is deleted in its entirety and the following new Article X is substituted in its place:

ARTICLE X

INSURANCE

Section 1. By the Association: The Association shall procure and maintain insurance coverage as follows:

- (a) Common Areas. All insurance policies upon the Common Area shall be purchased by the Association for the benefit of the Association and the Owners and their mortgagees, as their interests may appear, and provisions shall be made where available for the issuance for certificates or mortgagee endorsements to the mortgagees of Owners upon request therefor by any Owner.
- (b) Coverage. All insurable improvements upon the Common Areas and all personal property of the Association included in the Common Areas and facilities shall be insured in an amount equal to one hundred percent (100%) insurable replacement value as determined periodically by the Association with the assistance of the insurance company providing coverage. Such coverage shall provide protection against:
 - (i) loss or damage by fire and other hazards, including extended coverage, vandalism and malicious mischief, and
 - (ii) such other risks as the Association may from time to time elect to protect against.
- (c) Liability. Public liability insurance shall be secured by the Association with limits of liability of no less than One Million and No/100 (\$1,000,000.00) Dollars per occurrence and may include an endorsement to cover liability of the Owners, as a group.
- (d) Board and Officers. If available at a reasonable cost, liability insurance on each officer and director of the Association shall be secured by the Association.
- (e) Premiums. Premiums for insurance policies purchased by the Association shall be paid by the Association and shall be included as part of the annual assessment described in Article IV above.
- (f) Proceeds. All insurance policies purchased by the Association shall be for the benefit of the Association and shall provide that all proceeds thereof shall be payable to the Association.

Section 2. Fidelity Insurance or Bond. All persons responsible for or authorized to expend funds or otherwise execute control over the assets of the Association or those held in trust, shall first be bonded by a fidelity insurer to indemnify the Association for any loss or default in the performance of their duties in an amount equal to six (6) months' assessments, plus reserves accumulated at the time of the bonding. This requirement may be waived by the Board of Directors if the Association has engaged the services of a professional property management firm who shall have the responsibility for receiving, depositing, and disbursing monies of the Association.

Section 3. By The Owners. Each Owner of any Lot within the Properties shall procure and maintain insurance coverage as follows:

- (a) Insurance on each dwelling unit upon a Lot subject to assessment insured against loss by fire and other casualties with what is commonly called extended coverage in an amount equal to one hundred percent (100%) of the replacement value of such dwelling unit;
- (b) The Association shall be named as an additional insured "as its interests may appear" so that the Association shall be entitled to receive notice of cancellation of such insurance policies (subject to the provisions and covenants contained in any Mortgage or Mortgages, Deed of Trust or Deeds of Trust creating a lien against any Lot) which shall be issued by companies acceptable to the Association; and
- (c) Each Owner shall provide evidence of coverage of the insurance required under this Section to the Association upon reasonable request.

In the event that any insurance required under this Section is not maintained by any Owner, the Association is authorized to obtain such insurance, and the premiums for such insurance shall be collectible as an additional assessment against such Owner's Lot.

This Amendment shall be effective upon the recording of this Amendment with the Register of Deeds of Guilford County, North Carolina.

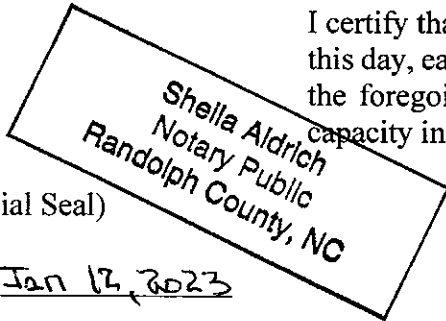
IN WITNESS WHEREOF, the Association has caused this instrument to be executed as of the day and year first written above.

Foxcroft Association Inc.

By: *Debra D. Beane*
President

NORTH CAROLINA

GUILFORD COUNTY



(Official Seal)

Date: Jan 17, 2023

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: Douglas D Brewer.

Sheila Aldrich

Print Name: Sheila Aldrich

My Commission Expires: Aug 3 2023

**CONSENT OF OWNER TO AMENDMENT
OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

The undersigned Owners of one or more Lots at Foxcroft Association Inc. (the "Association") hereby agree to the foregoing amendment to the Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 3445, Page 550, Guilford County Registry.

Gene Druke
Signature of Owner

463 James Ct
Street Address of Owner

Paul O La
Signature of Owner

435 James Ct
Street Address of Owner

[Signature]
Signature of Owner

383 James Ct
Street Address of Owner

Keith Peters
Signature of Owner

441 James Ct
Street Address of Owner

[Signature]
Signature of Owner

471 - James Ct
Street Address of Owner

[Signature]
Signature of Owner

455 James Ct
Street Address of Owner

Judy Bailey
Signature of Owner

493 James Ct,
Street Address of Owner

Francis Talmadge
Signature of Owner

367 James Court
Street Address of Owner

[Signature]
Signature of Owner

465 James Ct
Street Address of Owner

Betty B Smith
Signature of Owner

481 James Ct.
Street Address of Owner

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Asia K. Hardem
Signature of Owner

452 James Court
Street Address of Owner

Letas Lamb
Signature of Owner

385 James Ct
Street Address of Owner

Denise Nowak
Signature of Owner

3105 Rockingham Rd.
Street Address of Owner

Yeresa Renee Lewis
Signature of Owner

381 James Ct
Street Address of Owner

Janice Christian
Signature of Owner

3131 Rockingham Rd.
Street Address of Owner

David O. Barr
Signature of Owner

483 James Ct
Street Address of Owner

Ann Cannon
Signature of Owner

3115 Rockingham Rd
Street Address of Owner

Ra White
Signature of Owner

399 James Ct
Street Address of Owner

Sandra Whitman
Signature of Owner

3160 Rockingham Rd
Street Address of Owner

Janice W. Bran
Signature of Owner

3141 Rockingham Rd
Street Address of Owner

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Christopher Tumbal
Signature of Owner

489 James Ct, HP NC
Street Address of Owner

Alyssa Gaddy
Signature of Owner

313 Rockingham Rd
HP NC
Street Address of Owner

Anthony D.
Signature of Owner

457 James Ct HP NC
Street Address of Owner

[Signature]
Signature of Owner

477 James Court HP NC
Street Address of Owner

Patricia E. Cobb
Signature of Owner

453 James Ct. HP NC
Street Address of Owner

Mona Dutt
Signature of Owner

469 James Ct HP NC
Street Address of Owner

St. M. Jim
Signature of Owner

3104 Rockingham HP NC
Street Address of Owner

Janet Howard
Signature of Owner

431 James Ct. HP NC
Street Address of Owner

Michael Ky Danoff
Signature of Owner

3108 Rockingham Rd
HP NC
Street Address of Owner

x David W. Walker
Signature of Owner

391 James Ct HP NC
Street Address of Owner

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Matthew Wilson
Signature of Owner

Parzanah Kharshidi
Signature of Owner

367 James Ct, HighPoint, NC
Street Address of Owner

485 James Ct HP NC
Street Address of Owner

Kennedy Crowder
Signature of Owner

[Signature]
Signature of Owner

373 James Ct HP NC
Street Address of Owner

467 James Ct HP NC
Street Address of Owner

April Holbert
Signature of Owner

Elizabeth Mabe
Signature of Owner

395 James Ct. HP NC
Street Address of Owner

393 James Ct HP NC
Street Address of Owner

[Signature]
Signature of Owner

[Signature]
Signature of Owner

491 James Ct HP NC
Street Address of Owner

3102 Rockingham Rd HP NC
Street Address of Owner

[Signature]
Signature of Owner

[Signature]
Signature of Owner

473 James Ct HP NC
Street Address of Owner

397 James Ct HP NC
Street Address of Owner

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duplicate

[Handwritten Signature]

Signature of Owner

365 JAMES CT.

Street Address of Owner

Signature of Owner

Street Address of Owner

[Handwritten Signature]

Signature of Owner

375 JAMES CT.

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

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Tom J. [Signature]

Signature of Owner

479 James Ct HP N.C.

Street Address of Owner

Signature of Owner

Street Address of Owner

Luci R. [Signature]

Signature of Owner

443 James Ct. H.P.

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

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Darryl Z Young
Douglas D Young

Signature of Owner

Signature of Owner

371 James Ct. High Point

Street Address of Owner
NC 27265

Street Address of Owner

Signature of Owner

Signature of Owner

Street Address of Owner

Street Address of Owner

Signature of Owner

Signature of Owner

Street Address of Owner

Street Address of Owner

Signature of Owner

Signature of Owner

Street Address of Owner

Street Address of Owner

Signature of Owner

Signature of Owner

Street Address of Owner

Street Address of Owner

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duplicate

[Handwritten Signature]
Signature of Owner
365 James Ct.
Street Address of Owner

Signature of Owner

Street Address of Owner

Elizabeth Vance
Signature of Owner
437 James Court
Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

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[Handwritten Signature]

Signature of Owner

Signature of Owner

365 James Ct.

Street Address of Owner

Street Address of Owner

Frances J. Douglas

Signature of Owner

Signature of Owner

459 James Ct.

Street Address of Owner

Street Address of Owner

Signature of Owner

Signature of Owner

Street Address of Owner

Street Address of Owner

Signature of Owner

Signature of Owner

Street Address of Owner

Street Address of Owner

Signature of Owner

Signature of Owner

Street Address of Owner

Street Address of Owner

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Stacy Bullins
Signature of Owner
475 JAMES
244 Browntown La.
Street Address of Owner
HIGH POINT, NC 27265

Signature of Owner

Street Address of Owner

Marion Buck
Signature of Owner
3119 ROCKINGHAM
By 302 Prestw de Dr.
Street Address of Owner
High Point, NC 27265

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

Signature of Owner

Street Address of Owner

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Arthia Crew
Signature of Owner

3129 Rockingham Rd.
Street Address of Owner

Shannon Crisp
Signature of Owner

3107 Rockingham Rd
Street Address of Owner

Rebecca Ann Broughs
Signature of Owner

3101 Rockingham Rd.
Street Address of Owner

Jane Rice
Signature of Owner

3114 Rockingham Rd
Street Address of Owner

W M Zussler
Signature of Owner

449 James Ct.
Street Address of Owner

Signature of Owner

Street Address of Owner

Joseph J. M. Green
Signature of Owner

433 James Ct
Street Address of Owner

Signature of Owner

Street Address of Owner

Gail R. Ward
Signature of Owner

3110 Rockingham Rd.
Street Address of Owner

Signature of Owner

Street Address of Owner

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John Duntz
Signature of Owner

Signature of Owner

3109 Rockingham Rd, HP, NC
Street Address of Owner 27265

Street Address of Owner

C. R. Jones
Signature of Owner

Signature of Owner

3112 Rockingham Rd
Street Address of Owner

Street Address of Owner

Mary Smith
Signature of Owner

Signature of Owner

3125 Rockingham Rd
Street Address of Owner

Street Address of Owner

Nancy Hunt
Signature of Owner

Signature of Owner

3135 Rockingham Rd
Street Address of Owner

Street Address of Owner

Signature of Owner

Signature of Owner

Street Address of Owner

Street Address of Owner