



**2024016461**

DAVIDSON CO, NC FEE \$26.00  
PRESENTED & RECORDED:

**09-12-2024 02:02:44 PM**

MICHAEL E. HORNE  
REGISTER OF DEEDS  
BY: KELLY DAVIS  
ASSISTANT

**BK: DE 2666**

**PG: 2248-2252**

Prepared by and Mail to: Margaret M. Chase, Ruby Chase Taliercio , PLLC  
111 Wilson Street, Greensboro, NC 27401

NORTH CAROLINA  
DAVIDSON COUNTY

**AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR PENNFIELD**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR PENNFIELD (the "Declaration") is made  
this the 18 day of June, 2024 by Pennfield Homeowners Association,  
Inc. (the "Association").

WITNESSETH THAT

WHEREAS, by the following instrument recorded in the Davidson County  
Registry, the Declarant, Abbots Creek Associates, LLC, subjected PENNFIELD (the  
"Property") to the following Declaration of Covenants, Conditions and Restrictions and  
amendments to the same:

1. Deed Book 1494, Page 1055;
2. Deed Book 1595, Page 1329;
3. Deed Book 1598, Page 1182;
4. Deed Book 1620, Page 1721;
5. Deed Book 2086, Page 86;
6. Deed Book 2164, Page 2442;
7. Deed Book 2227, Page 1249

WHEREAS, the Declaration applies to and runs with the land described in the  
Plat Book and Page of the Davidson County Register of Deeds, including the following:

1. Plat Book 40, Page 45;
2. Plat Book 40, Page 46;
3. Plat Book 41, Page 24;
4. Plat Book 41, Page 25;

5. Plat Book 44, Page 31;
6. Plat Book 45, Page 62;
7. Plat Book 45, Page 63;
8. Plat Book 45, Page 96;
9. Plat Book 48, Page 66;
10. Plat Book 48, Page 67;
11. Plat Book 53, Page 95;
12. Plat Book 69, Page 41; and
13. Plat Book 77, Page 4.

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

“This Declaration be amended with the consent of the Owners entitled to cast at least sixty-seven percent (67%) of the votes of the Association... Any amendment must: (1) be executed on behalf of the Association by its duly authorized officers; (2) contain an attestation 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) by properly recorded in the Office of the Register of Deeds, Davidson County, North Carolina.”

WHEREAS, an affirmative vote or written agreement has been signed by Owners entitled to cast at least sixty-seven percent (67%) of the votes 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 V, Architectural Control, Section 4, Insurance, shall be deleted in its entirety and replaced with the following:

**SECTION 4. INSURANCE. The Association shall be responsible for sufficiently insuring all Common Elements and shall be responsible for paying the costs of all such insurance. Each Owner shall be responsible for insuring any structures built on their Lot against loss or damage by fire or casualty and shall be responsible for paying the costs of such insurance. Owners shall be required to carry sufficient all-peril insurance to cover 100% of the replacement cost of any structure constructed on the Lot and the contents thereof and, in addition, general liability insurance, including bodily injury, death, and property damage, for a combined single limit of Three Hundred Thousand Dollars (\$300,000.00). Owners shall name the Association as an additional insured such that the Association shall be entitled to receive notification of cancellation of such insurance policies. Owners shall be obligated to apply the full amount of any insurance proceeds to the rebuilding or repair of any structure constructed on a Lot.**

This the 18 day of June, 2024.

Pennfield Homeowners Association, Inc.

By: Louis Alan Dean  
President, Pennfield Homeowners Association, Inc.

ATTESTED:

Mary D Bryant  
Secretary, Pennfield Homeowners Association, Inc.

I, Mary Bryant, Secretary of Pennfield Homeowners Association, Inc. certify that Louis Alan Dean acknowledged that s/he is the President of Pennfield 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 18 day of June, 2024.

Mary D Bryant  
Secretary, Pennfield Homeowners Association, Inc.

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STATE OF NORTH CAROLINA  
COUNTY OF Guilford

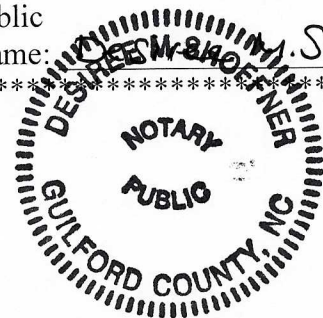
I, the undersigned Notary Public, do hereby certify that Mary Bryant personally appeared before me this day and acknowledged that s/he is the President of Pennfield Homeowners Association, Inc., and that s/he has executed the foregoing instrument as its President.

WITNESS my hand and official stamp or seal, this 18 day of June, 2024.

My Commission Expires: 12/22/2024

Desiree M. Shoffner  
Notary Public  
Printed Name: Desiree M. Shoffner

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STATE OF NORTH CAROLINA  
COUNTY OF ~~Davidson~~  
Guilford

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

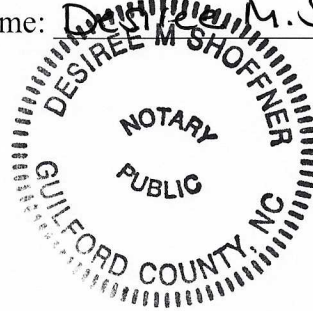
WITNESS my hand and official stamp or seal, this 18 day of  
June, 2024.

My Commission Expires: 12/22/2024

Desiree M. Shoffner

Notary Public

Printed Name: Desiree M. Shoffner



**EXHIBIT A**

**CERTIFICATION OF VALIDITY OF AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR PENNFIELD**

By authority of its Board of Directors, Pennfield Homeowners Association, Inc. hereby certifies that the foregoing instrument has been duly adopted by an affirmative vote or written agreement has been signed by Owners entitled to cast at least sixty-seven percent (67%) of the votes of the Association and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions for Pennfield.

This the 18 day of June, 2024.

PENNFIELD HOMEOWNERS ASSOCIATION, INC.

Louis Ala Dean  
President

ATTEST:

Mary D. Bongioi  
Secretary