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04-06-2017  
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2017018696  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$26.00

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Prepared by and after recording return <sup>plu</sup> to John T. Higgins, Jr., Higgins Benjamin, PLLC, 301 N.Elm St., Ste 800, Greensboro, NC

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

(Reference Declaration of Covenants, Conditions and Restrictions in Book 7868, Page 2960)

This First Amendment to Declaration of Covenants, Conditions and Restrictions is made as of the date hereinafter set forth by the **Bethany Owners Association, Inc.** existing under the laws of the State of North Carolina with its principal office and place of business being Greensboro, North Carolina (hereinafter referred to as the "Association"), and consented to by **D. Stone Builders, Inc.** (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, Declarant recorded the Declaration of Covenants, Conditions and Restrictions for Bethany in Book 7868, Page 2960 of the Guilford County Registry with said instrument encompassing all of Bethany, a plat of which is recorded in Plat Book 192, Page 145 of the Guilford County Registry (herein after referred to as the "Declaration"); any capitalized term within quotation marks not otherwise defined herein shall have the definition provided for such term in the Declaration; and

WHEREAS, said Declaration provided in Article IX, Section 3 on Page 24 of said document as follows:

"The Declaration may be amended by an instrument signed by the President of the Association and attested to by the Secretary of the Association representing that at least sixty-seven percent (67%) of the votes of all Owners, together with the Declarant or the assignee of Declarant's Development Rights hereunder (if Declarant or such assignee is in existence at such time) during the Period of Declarant Control, approved such amendment at a duly convened meeting of the Owners."


NOW, THEREFORE, the Association hereby amends the Declaration by restating the first sentence of Article IV, Section 3 as follows:

“Until January 1, 2018 the maximum annual assessment as to each Lot shall be: **Five Hundred and No/100 Dollars (\$500.00) per year.**”

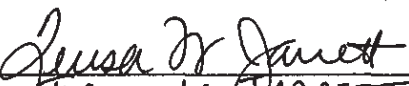
The undersigned officers of the Association do hereby certify and confirm that the terms of this First Amendment to Declaration of Covenants, Conditions and Restrictions was approved by more than sixty-seven percent (67%) of the votes of all “Owners” at a duly convened special meeting of the Owners. Furthermore, the Declarant does hereby consent to the terms of this instrument.

In witness whereof the Association and the Declarant have caused this instrument to be duly executed as of April 4, 2017.


**Bethany Owners Association, Inc.**

By:  \_\_\_\_\_, President  
DWIGHT D. STONE  
[Print name]

Attested

By:  \_\_\_\_\_, Secretary  
TERESA W. JARRETT  
[Print name]

**D. Stone Builders, Inc.**

By:  \_\_\_\_\_  
DWIGHT D. STONE, President/CEO  
[Print name & office]

STATE OF NORTH CAROLINA  
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Teresa W. Jarrett personally came before me this day and acknowledged that (s)he is the Secretary of Bethany Owners Association, Inc. and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by [himself][herself] as its Secretary.

Witness my hand and official seal, this the 5<sup>th</sup> day of April, 2017.



Donna K Sutton  
Donna K Sutton  
[Print name] Notary Public

My Commission Expires: 12/23/21

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Dwight D. Stone personally came before me this day and acknowledged that he is CEO ~~President~~ of D. Stone Builders, Inc. and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as its CEO President.

Witness my hand and official seal, this 5<sup>th</sup> day of April, 2017.



Donna K Sutton  
Donna K Sutton  
Donna K Sutton Notary Public  
[Print name of Notary]

My Commission Expires: 12/23/21