

BK: R 8954
PG: 617-621
RECORDED:
07-25-2025
09:20:28 AM
BY: HEATHER N SANTOLLO
DEPUTY-GB



2025034036

NC FEE \$26.00

GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

SJS

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

NORTH CAROLINA

GUILFORD COUNTY

**AMENDMENT TO THE AMENDED AND
RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR VILLAS AT EAGLE
POINTE**

THIS AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
VILLAS AT EAGLE POINTE (the "Declaration") is made this the 22nd day of
July, 2025 by Villas at Eagle Pointe Homeowners' Association, Inc. (the
"Association").

WITNESSETH THAT

WHEREAS, by the following instrument recorded in the Guilford County
Registry, the Declarant, Greensboro Classic Living, LLC, subjected VILLAS AT
EAGLE POINTE (the "Property") to the following Declaration of Covenants, Conditions
and Restrictions and amendments to the same:

1. Deed Book 5548, Page 276;
2. Deed Book 5604, Page 868;
3. Deed Book 5605, Page 716;
4. Deed Book 5802, Page 2911;
5. Deed Book 5957, Page 201;
6. Deed Book 6205, Page 27; and
7. Deed Book 6309, Page 2550.

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:

1. Plat Book 146, Page 115;

2. Plat Book 147, Page 125;
3. Plat Book 149, Page 16;
4. Plat Book 150, Page 2;
5. Plat Book 151, Page 2;
6. Plat Book 151, Page 121;
7. Plat Book 153, Page 122;
8. Plat Book 154, Page 88;
9. Plat Book 156, Page 27;
10. Plat Book 157, Page 18;
11. Plat Book 158, Page 143; and
12. Plat Book 160, Page 3.

WHEREAS, NCGS §47F-2-117 provides, in part, that “the declaration may be amended only by affirmative vote or written agreement signed by lot owners of lots to which at least sixty-seven percent (67%) of the votes in the association are allocated, or any larger majority the declaration specifies.”

WHEREAS, written agreement signed by lot owners of lots to which at least sixty-seven percent (67%) of the votes in the association are allocated has been obtained. 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 X, General Provisions, Section 1, Enforcement, shall be deleted in its entirety and replaced with the following:

Section 1. Enforcement. Each person or entity to whose benefit this Declaration inures, including the Association, may proceed at law or in equity to prevent the occurrence, continuance, or violation of any provisions of this Declaration, and the court in such action may award the successful party reasonable expenses in prosecuting such action, including reasonable attorney’s fees.

This the 22nd day of July, 2025.

Villas at Eagle Pointe Homeowners’ Association, Inc.

By: Ellen Stefaniuk
President, Villas at Eagle Pointe Homeowners’
Association, Inc.

ATTESTED:

Tom Dolner
Secretary, Villas at Eagle Pointe Homeowners' Association, Inc.

I, Tom Dolner, Secretary of Villas at Eagle Pointe Homeowners' Association, Inc. certify that Ellen Stefanick acknowledged that s/he is the President of Villas at Eagle Pointe Homeowners' Association, Inc., a corporation, and that s/he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

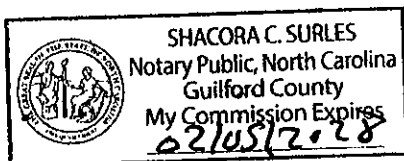
WITNESS my hand this the 22nd day of July, 2025.
Tom Dolner
Secretary, Villas at Eagle Pointe Homeowners' Association, Inc.

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Ellen Stefanick personally appeared before me this day and acknowledged that s/he is the President of Villas at Eagle Pointe Homeowners' Association, Inc., and that s/he has executed the foregoing instrument as its President.

WITNESS my hand and official stamp or seal, this 22nd day of July, 2025.

My Commission Expires: 02/05/2028 Notary Public
Printed Name: Shacora C. Surles

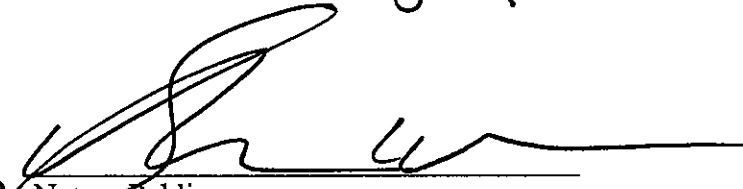


STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Thomas Polinger
personally appeared before me this day and acknowledged that s/he is the Secretary of
Villas at Eagle Pointe Homeowners' Association, Inc., and that s/he has executed the
foregoing instrument as its Secretary.

WITNESS my hand and official stamp or seal, this 22nd day of July,
2025.

My Commission Expires: 02/05/2028


Notary Public

Printed Name: Shacora C. Surles

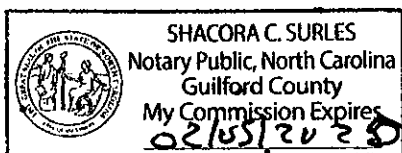


EXHIBIT A

**CERTIFICATION OF VALIDITY OF AMENDMENT TO
THE AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR VILLAS AT EAGLE POINTE**

By authority of its Board of Directors, Villas at Eagle Pointe Homeowners' Association, Inc. hereby certifies that the foregoing instrument has been duly adopted by a written agreement or an affirmative vote of the lot owner(s) of 98.507% of the votes in the Association and is, therefore, a valid amendment to the existing Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villas at Eagle Pointe.

This the 22nd day of July, 2025.

VILLAS AT EAGLE POINTE
HOMEOWNERS' ASSOCIATION, INC.

Ellen Stefani
President

ATTEST:

Tom Dolan
Secretary