

BK: R 9053

PG: 396-399

RECORDED:

06-08-2026

04:35:02 PM

BY: HEATHER N SANTOLLO

DEPUTY-GB



2026026830

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

445

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

NORTH CAROLINA
GUILFORD COUNTY

**AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR LAKE JEANETTE
EAST PARK SUBDIVISION, PHASE 1**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR LAKE JEANETTE EAST PARK
SUBDIVISION, PHASE 1 (the "Declaration") is made this the 6th day of
June, 2026 by Lake Jeanette East Park Association (the "Association").

WITNESSETH THAT

WHEREAS, by the following instrument recorded in the Guilford County
Registry, the Declarant, R.E. Carroll Construction, Inc., subjected LAKE JEANETTE
EAST PARK (the "Property") to the following Declaration of Covenants, Conditions and
Restrictions and amendments to the same:

1. Deed Book 4200, Page 1473;
2. Deed Book 4263, Page 710; and
3. Deed Book 6445, Page 2410.

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 112, Page 24 and
2. Plat Book 127, Page 54.

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 the Owners of not less than ninety percent (90%) of the Lots, and thereafter by

an instrument signed by the Owner of not less than seventy-five percent (75%) of the lots....Any amendment must be properly recorded."

WHEREAS, written consent of Owner of not less than seventy-five percent (75%) of the lots 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 3, Amendments, shall be deleted in its entirety and replaced with the following:

SECTION 3. AMENDMENT. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty years from the date this amendment is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless during the last year of such term the Owners of sixty-seven percent (67%) of the Lots agree in writing to terminate this Declaration at the end of such term. This Declaration may be amended by an instrument signed by the Owners of not less than sixty-seven percent (67%) of the Lots, provided that no amendment shall alter any obligation to pay ad valorem taxes or assessments for public improvements, as herein provided, or affect any lien for the payment thereof established herein. Further provided, that any amendment relating to the ownership and maintenance of the permanent wet detention pond shall not be permitted without prior review and approval by the governmental office having jurisdiction for watershed protection. Any amendment must be properly recorded.

This the 6th day of June, 2026.

Lake Jeanette East Park Association

By: 
President, Lake Jeanette East Park Association

ATTESTED:

[Signature]
Secretary, Lake Jeanette East Park Association

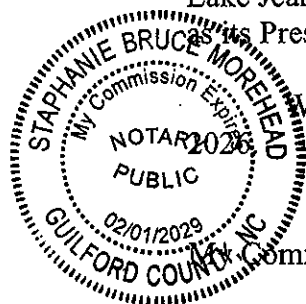
I, Ronald Wiedbusch Secretary of Lake Jeanette East Park Association
certify that Theresa Hunter acknowledged that s/he is the President of Lake
Jeanette East Park Association, a corporation, and that s/he, as President, being
authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand this the 6th day of June, 2026.

[Signature]
Secretary, Lake Jeanette East Park Association

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Theresa Hunter
personally appeared before me this day and acknowledged that s/he is the President of
Lake Jeanette East Park Association, and that s/he has executed the foregoing instrument
as its President.



WITNESS my hand and official stamp or seal, this 6 day of June,

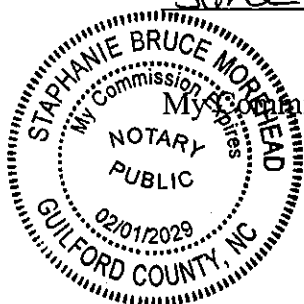
Commission Expires: 02/01/2029

Stephanie Bruce Morehead
Notary Public
Printed Name: Stephanie Bruce Morehead

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Ronald Wiedbusch
personally appeared before me this day and acknowledged that s/he is the Secretary of
Lake Jeanette East Park Association, and that s/he has executed the foregoing instrument
as its Secretary.

WITNESS my hand and official stamp or seal, this 6 day of
June, 2026.



Commission Expires: 02/01/2029

Stephanie Bruce Morehead
Notary Public
Printed Name: Stephanie Bruce Morehead

EXHIBIT A

**CERTIFICATION OF VALIDITY OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKE JEANETTE EAST PARK SUBDIVISION PHASE 1**

By authority of its Board of Directors, Lake Jeanette East Park Association hereby certifies that the foregoing instrument has been duly adopted by a written agreement or an affirmative vote of the lot owner(s) of seventy-five percent (75%) of the votes in the Association and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions for Lake Jeanette East Park Subdivision Phase 1.

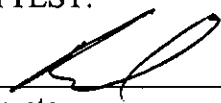
This the 6th day of June, 2026.

LAKE JEANETTE EAST PARK
ASSOCIATION



President

ATTEST:



Secretary