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BY: CINDY L BENNETT

ASSISTANT-GB



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GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

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**

JM
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THIS AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR LAKE JEANETTE EAST PARK
SUBDIVISION, PHASE 1 (the "Declaration") is made this the 1st day of
July, 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;
3. Deed Book 6445, Page 2410; and
4. Deed Book 9053, Page 396.

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 by an instrument signed by the Owners of not less than
sixty-seven percent (67%) of the Lots....Any amendment must be properly recorded."

WHEREAS, written consent of Owner of not less than sixty-seven percent (67%) 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:

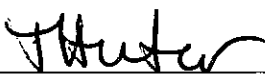
Article VII, Use Restrictions, Section 1, Land Use and Building Type, shall be deleted in its entirety and replaced with the following:

SECTION 1. LAND USE AND BUILDING TYPE. No Lot shall be used except for residential purposes. For purposes of this Section, residential purposes shall mean and refer to the use of a Lot for dwelling, living and sleeping purposes by one (1) household together with such accessory uses as are customarily incident to residential occupancy and do not materially increase traffic, noise or create nuisance within the Association. Business and advertisement yard signs are strictly prohibited on a Lot.

No structures shall be erected or allowed to remain on any Lot except one detached single-family dwelling not exceeding two stories and an attic (finished or unfinished) in height, a basement (finished or unfinished), an attached garage, and a maximum of two (2) storage buildings located to the rear of the dwelling, the architecture and design of which is compatible with the architecture and design of the dwelling located on such Lot. Storage buildings not visible from a street do not require architectural approval as provided for in Article V herein.

This the 1st day of July, 2026.

Lake Jeanette East Park Association

By: 
President, Lake Jeanette East Park Association

ATTESTED:


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 1st day of July, 2026.

[Signature]
 Secretary, Lake Jeanette East Park Association

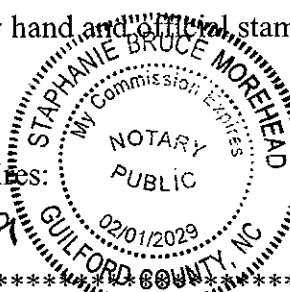
STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD

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 1 day of July,
 2026.

My Commission Expires:

02/01/2029



Stephanie Bruce Morehead
 Notary Public

Printed Name: Stephanie Bruce Morehead

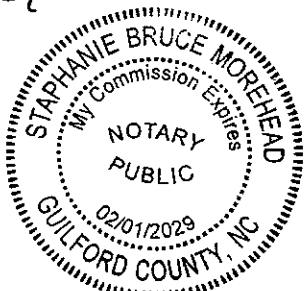
STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD

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 1 day of
July, 2026.

My Commission Expires:

02/01/2029



Stephanie Bruce Morehead
 Notary Public

Printed Name: Stephanie Bruce Morehead

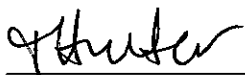
EXHIBIT A

**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 sixty-eight percent (68%) 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.

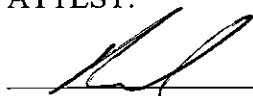
This the 1st day of July, 2026.

LAKE JEANETTE EAST PARK
ASSOCIATION



President

ATTEST:



Secretary