

Prepared by and return to:
Michael R. Ganley, Attorney, Bagwell Holt Smith P.A.,
111 Cloister Court, Ste. 200, Chapel Hill, NC 27514

**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
STAGHORN TOWNES SUBDIVISION**

This Amendment to Declaration of Covenants, Conditions and Restrictions for Staghorn Townes Subdivision (this "Amendment"), is made this 11 day of May, 2023, by **Staghorn Townes Homeowners Association, Inc.**, a North Carolina non-profit corporation, hereinafter referred to as the "Association". The Association states and declares as follows:

A. Bern Bullard Industries, Inc. previously made a Declaration of Covenants, Conditions and Restrictions for Staghorn Townes Subdivision, dated December 20, 1979 and recorded December 21, 1979 at Book 2796 Page 874, Wake County Registry (as amended, the "Declaration").

B. Article XII, Section 3 of the Declaration provides that the Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lots Owners

C. Greater than seventy-five percent (75%) of the Lot Owners have provided their written approval of this Amendment to the Association.

D. The Association now desires to amend the Declaration.

THEREFORE, the Association hereby amends the Declaration as follows:

1. The Association hereby adopts the terms and provisions of Chapter 47F of the North Carolina General Statutes, as the same shall be amended from time to time, pursuant to N.C.G.S. § 47F-1-102(d).

2. The following is added as an additional Article IX, Section 4 of the Declaration:

Section 4. Rental Restrictions. "Leasing," for purposes of this Section, is defined as regular, exclusive occupancy of a Lot by any person, other than the Lot Owner for which the Lot Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. Any Leasing shall be subject to the rules and regulations set forth below:

- a. The Association may require a minimum lease term; however, in no case shall such term be shorter than twelve (12) months.
 - b. The Association shall have authority to make and to enforce reasonable rules and regulations in order to enforce this Article IX, Section 4.
3. Except as amended herein, all terms and provisions of the Declaration remain unmodified. As amended herein, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed, as of the date first stated above.

**STAGHORN TOWNES HOMEOWNERS
ASSOCIATION, INC.,**
a North Carolina non-profit corporation

By: Angela White
 Name: Angela White
 Its: President

NORTH CAROLINA
 COUNTY OF Wake

I, Teresa W. Goldston, a Notary Public, do hereby certify that Angela White personally came before me and acknowledged that s/he is President of Staghorn Townes Homeowners Association, Inc., a North Carolina non-profit corporation, and that s/he, as President, being authorized to do so, executed the foregoing on behalf of the non-profit corporation.

Teresa W. Goldston
 Official Signature of Notary Public

Teresa W. Goldston
 Notary's Printed or Typed Name, Notary Public

My commission expires: 1/22/24.

Date - 5/1/23
 Date: 1/22/24

