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STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

BK: RB 5916
PG: 1903-1907
RECORDED:
09-08-2015
03:39:28 PM
BY: CAROLYN JOHNSON
DEPUTY



2015027471
NEW HANOVER COUNTY, NC
TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS

NC FEE \$26.00

AMENDMENT TO PROTECTIVE COVENANTS OF SUMMERLIN FALLS SECTIONS ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, EIGHT, NINE, TEN, ELEVEN, TWELVE, THIRTEEN, FOURTEEN, AND FIFTEEN

THIS AMENDMENT TO PROTECTIVE COVENANTS OF SUMMERLIN FALLS SECTIONS ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, EIGHT, NINE, TEN, ELEVEN, TWELVE, THIRTEEN, FOURTEEN, AND FIFTEEN ("Amendment") is made and entered into the 8th day of September, 2015 by Summerlin Falls Homeowners Association, Inc., a North Carolina nonprofit corporation (the "Association").

RECITALS:

A. Landmark Development, Inc. and Landmark Homes, Inc. caused to be recorded the Protective Covenants of Summerlin Falls Section One in Book 1963, at Page 0870 in the office of the Register of Deeds of New Hanover County, North Carolina, as amended by that certain Amendment to Protective Covenants of Summerlin Falls Section Two recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 1965, Page 0264 and that certain Amendment to Protective Covenants of Summerlin Falls Section Three recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 1969, Page 0572 and that certain Amendment to Protective Covenants of Summerlin Falls

Prepared by Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403), Post Office Box 7068, Wilmington, NC 28406-7068
Please return to Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403), Post Office Box 7068, Wilmington, NC 28406-7068
Attention: Adam M. Beaudoin

Section Four recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2120, Page 0542 and that certain Amendment to Protective Covenants of Summerlin Falls Section Five recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2066, Page 0960 and that certain Amendment to Protective Covenants of Summerlin Falls Section Six recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2179, Page 0794 and that certain Amendment to Protective Covenants of Summerlin Falls Section Seven recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2258, Page 0846 and that certain Amendment to Protective Covenants of Summerlin Falls Section Eight recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2280, Page 0047 and that certain Amendment to Protective Covenants of Summerlin Falls Section Nine recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2404, Page 0523 and that certain Amendment to Protective Covenants of Summerlin Falls Section Ten recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2515, Page 0876 and that certain Amendment to Protective Covenants of Summerlin Falls Section Eleven recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2615, Page 0263 and that certain Amendment to Protective Covenants of Summerlin Falls Section Twelve recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2643, Page 0066 and that certain Amendment to Protective Covenants of Summerlin Falls Section Thirteen recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2690, Page 0157 and that certain Amendment to Protective Covenants of Summerlin Falls Section Fourteen recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 2744, Page 0910 and that certain Amendment to Protective Covenants of Summerlin Falls Section Fifteen recorded in the officer of the Register of Deeds of New Hanover County, North Carolina in Book 3198, Page 0644 (collectively referred to as the "Declaration").

B. In accordance with the provisions of Chapter 47F of the General Statutes of North Carolina, the Declaration may be amended by approval of not less than sixty-seven percent (67%) of the Owners.

C. The Association has obtained the affirmative vote of at least sixty-seven percent (67%) of the Owners.

NOW, THEREFORE, pursuant to the authority above identified and recited, the Association and Owners do hereby amend the Declaration as follows:

1. Article 6, Section 1 is amended by adding the following as a new subsection: "d. Exterior Maintenance Assessments as described in Section 11."

2. Article 6 is amended by adding the following as a new section:

Section 11. Exterior Maintenance Assessments. The Board may levy Exterior Maintenance Assessments against individual Lots for expenses incurred or to be incurred by the Association to cover the costs, including overhead and administrative costs, of maintenance, repair, and replacement of exterior improvements upon Lots, including, but not limited to the roofs, as required by Article 12 herein.

3. Except as expressly provided in the paragraph above, the terms and provisions of the Declaration shall continue in full force and effect according to the terms of the same as modified hereby.

[Signature page follows]

IN TESTIMONY WHEREOF, the Association, pursuant to the authority above recited, has executed this Amendment under seal and in such form as to be legally binding, effective the day and year upon recording of this Amendment in the office of the Register of Deeds of New Hanover County, North Carolina.

SUMMERLIN FALLS HOMEOWNERS ASSOCIATION, INC.

By: Anne H Cromartie (SEAL)
Anne Cromartie, President

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

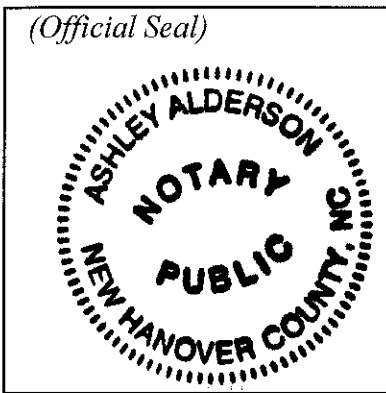
I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Anne Cromartie, President of Summerlin Falls Homeowners Association, Inc.

Date: 9/8/2015

Ashley Alderson
Signature of Notary Public

Ashley Alderson
Notary's printed or typed name

My commission expires: 4/2/2018

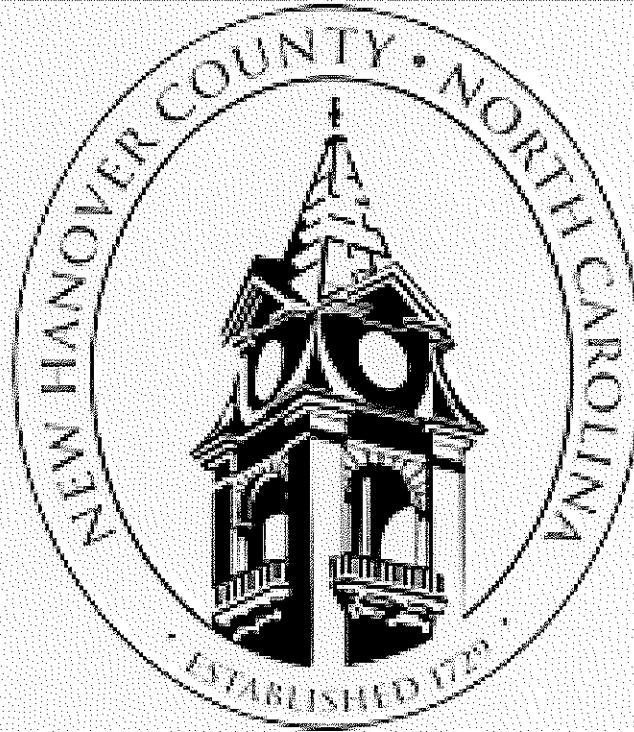


Notary seal or stamp must appear within this box.

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County Register of Deeds

216 NORTH SECOND STREET • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7751



State of North Carolina, County of NEW HANOVER
Filed For Registration: 09/08/2015 03:39:28 PM
Book: RB 5916 Page: 1903-1907
5 PGS \$26.00
Real Property \$26.00
Recorder: CAROLYN JOHNSON
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