

BK: R 7667
PG: 2479-2497
RECORDED:
01-16-2015
03:28:55 PM
BY: MARY MORGAN
DEPUTY-HP



2015002563
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$42.00

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
FRIENDLY ACRES TOWNHOMES**

Prepared by Steven H. Bouldin
Return to Keziah Gates LLP (High Point)

fla

THIS AMENDMENT, dated December 15, 2014 by **FRIENDLY ACRES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**, a North Carolina nonprofit corporation (the "Association").

Background Statement

Friendly Acres Townhomes is a residential subdivision which is governed by the Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 6177, at Page 2823, Guilford County Registry, amended in Deed Book 7379, Page 2992 (the "Declaration"). As provided in Article XI, Section 3 of the Declaration, the following amendment to the Declaration was approved with the consent of the owners entitled to cast at least sixty-seven percent (67%) of the votes of the Association.

NOW THEREFORE, the Declaration is hereby amended by adding a new Section 9 to Article VII as follows:

Section 9. Leasing Restriction. No Lot may be used or occupied except as a residence for and by the Owner thereof and members of the Owner's immediate family. No Lot may be leased except as expressly permitted under this Section 9. For purposes of this Section, a Lot is deemed "leased" and its occupants deemed "tenants" when there is regular, exclusive occupancy of a Lot by any person or persons other than the Owner for which the Owner receives any consideration or benefit, including but not limited to a fee, service gratuity or emolument.

(a) Entity Owned Lots. If the Owner of a Lot is a business entity or trust, the Lot shall not be deemed to be leased if it is occupied as a residence (i) only by the majority owner (including the majority owner's immediate family) in the case of a Lot owned by a business entity, or (ii) only by the trust beneficiaries (including the trust beneficiaries' immediate family) in the case of a Lot which is owned by a trust.

(b) Existing Leased Lots. Any Lot which is leased as of the date this Amendment is recorded with the Register of Deeds for Guilford County (the "Effective Date") shall not be subject to the provisions of this Section until such time as the term (including renewal terms exercised by the current tenant) of the lease agreement which is in effect as of the Effective Date expires or is earlier terminated by the Owner or tenant. In order to qualify for the exception under this paragraph (b), an Owner must submit a written application to the Board of Directors (in the form approved by the Board of Directors) within ninety (90) days following the recording of this Amendment.

(c) Family Care Homes. The leasing restriction of this Section 9 shall not apply to a family care home as protected under Chapter 168, Article 3 of the North Carolina General Statutes.

(d) Domestic and Health Care Personnel. This Section 9 shall not be construed so as to prohibit domestic or health care personnel who work and provide in home services to or for a Lot Owner or members of the Owner's family.

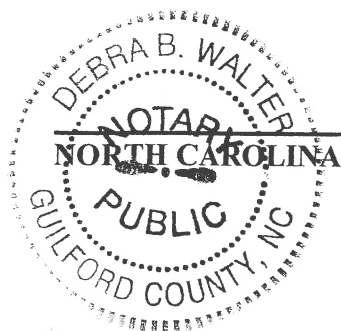
The undersigned President and Secretary of Friendly Acres Townhomes Association Inc., hereby certify that the foregoing amendment to the Declaration was approved in writing by the owners entitled to cast at least sixty-seven percent (67%) of the votes of the Association, all as provided in Article XI, Section 3 of the Declaration.

IN WITNESS WHEREOF, this Amendment is executed on behalf of the Association by its duly elected officers as of the day and year first written above.

**FRIENDLY ACRES
TOWNHOMES ASSOCIATION, INC.**

By: Frank J. Roalson
President

Nancy H. Marshall
Secretary



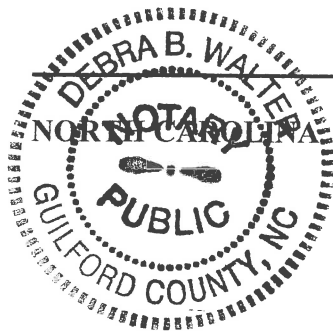
(Official Seal)

Date: 12/15/14

GUILFORD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nancy Marshall

Debra B. Walter
Print Name: Debra B. Walter
My Commission Expires: 7/29/19



(Official Seal)

Date: 12/15/14

GUILFORD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Frank J. Cocklin

Debra B. Walter
Print Name: Debra B. Walter
My Commission Expires: 7/29/19



Prestige
Management
Group, Inc.

RECEIVED OCT 20 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

**Friendly Acres Homeowners Association
Amendment Mail-in Ballot**

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.

- NO, I vote against the amendment.

John W. Kirk
Printed Name

Janet A. Kirk
Printed Name

John W. Kirk
Signature

Janet A. Kirk
Signature

1801-A Brassfield Rd, Greensboro, NC 27410
Address

October 15, 2014
Date



RECEIVED OCT 20 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemanagement.biz

**Friendly Acres Homeowners Association
Amendment Mail-in Ballot**

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

Mary Gutierrez
Printed Name

Printed Name

Mary Gutierrez
Signature

Signature

1801-B Brassfield Rd.
Address Gbo, NC 27410

10/20/14
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 21 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

YES, I vote in favor of the proposed Leasing Amendment.

NO, I vote against the amendment.

William A. Furlow
Printed Name

Davilyn B. Furlow
Printed Name

William A. Furlow
Signature

DF
Signature

1801-C Brassfield Rd
Address

10-19-14
Date

We would support an amendment limiting the number of rentals but not prohibiting them.



RECEIVED NOV 04 2014

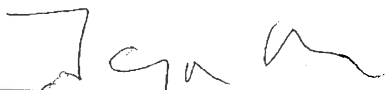
Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

**Friendly Acres Homeowners Association
Amendment Mail-in Ballot**

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

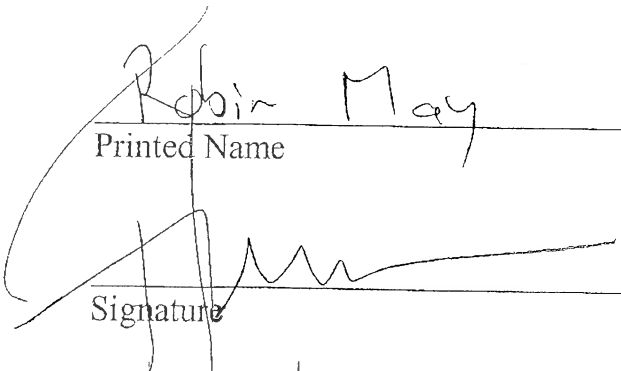
- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

TERRY May
Printed Name


Signature

1801-D Brassfield Rd
Address

Robin May
Printed Name


Signature

10/30/14
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 20 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

YES, I vote in favor of the proposed Leasing Amendment.

NO, I vote against the amendment.

Judy A. Rockelein

Printed Name

Francis J. Rockelein

Printed Name

Judy A. Rockelein

Signature

Francis J. Rockelein

Signature

10/16/14 HE

Address

10/16/14

Date



RECEIVED OCT 20 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

**Friendly Acres Homeowners Association
Amendment Mail-in Ballot**

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

Stuart Allen
Printed Name

Teresa Allen
Printed Name

[Signature]
Signature

[Signature]
Signature

1801 F Brassfield Rd
Address

10/15/14
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 23 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

BARBARA Boulton
Printed Name

Robert G Boulton
Printed Name

Barbara B Boulton
Signature

R. G. Boulton
Signature

1801 G Brassfield Rd
Address

Oct. 20, 2014
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 27 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

JOAN SCOTT COLLINS
Printed Name

Signature

1801-H Brassfield P.O.
650, NC 27410
Address

Jan Collins
Printed Name

Jan Collins
Signature

10-21-14
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 23 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemanagement.biz

**Friendly Acres Homeowners Association
Amendment Mail-in Ballot**

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

Nancy H. Marshall
Printed Name

Robert M. Marshall
Printed Name

Nancy H. Marshall
Signature

Robert M. Marshall
Signature

18015 Brassfield Rd
Address

10/20/14
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 21 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemanagement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

John Nicolson
Printed Name

[Signature]
Signature

1801-K Brassfield Rd
Address

Carrie E. Nicolson
Printed Name

[Signature]
Signature

10/18/14
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 30 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

Jean King Shore
Printed Name

Printed Name

Jean King Shore
Signature

Signature

1801-L Brassfield Rd.
Address

10-24-14
Date

(6160 Friendly Ave)
Apt 4111
Greensboro, N.C.
27410



Prestige
Management
Group, Inc.

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemanagement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

RECEIVED NOV 6 4 2014

NANCY BRANSON
Printed Name

Printed Name

Nancy D. Branson
Signature

Signature

1801-M Brassfield Rd.
Address

Nov 3, 2014
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 20 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemanagement.biz

**Friendly Acres Homeowners Association
Amendment Mail-in Ballot**

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

Michael Westbrook
Printed Name

Lee Westbrook
Printed Name

[Signature]
Signature

[Signature]
Signature

1801-N Brassfield Rd
Address

10/16/2014
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 27 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemangement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

Audrey G. STARUCH
Printed Name

Printed Name

Audrey G. Staruch
Signature

Signature

1801-Q Bradford Rd
Address
Greensboro, N.C. 27410

Oct. 24, 2014
Date



Prestige
Management
Group, Inc.

RECEIVED OCT 30 2014

Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemanagement.biz

Friendly Acres Homeowners Association Amendment Mail-in Ballot

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

- YES, I vote in favor of the proposed Leasing Amendment.
- NO, I vote against the amendment.

Sylvia M. WALKER
Printed Name

Sylvia M. Walker

STEPHEN E. WALKER
Signature

1801 - R Brassfield
Address

STEPHEN E. WALKER
Sylvia M. Walker
Printed Name

Stephen E. Walker
Signature

10-26-2014
Date



Post Office Box 9336
Greensboro, NC 27429
Fax 336-230-1821
336-378-1778
pmg@prestigemanagement.biz

**Friendly Acres Homeowners Association
Amendment Mail-in Ballot**

Please mark your choice clearly below and return this ballot in the enclosed pre-addressed, postage paid envelope by November 1, 2014.

YES, I vote in favor of the proposed Leasing Amendment.

NO, I vote against the amendment.

RECEIVED NOV 13 2014

Dixie L. Brady
Printed Name

Printed Name

Dixie L. Brady
Signature

Signature

1801-S Brassfield Road
Address Greensboro, N.C. 27410

Date