



2012048071

GUILFORD CO, NC FEE \$51.00
NON-STANDARD DOC FEE

PRESENTED & RECORDED:

08-10-2012 04:01:24 PM

JEFF L. THIGPEN
REGISTER OF DEEDS
BY: MEREDITH A APPLE
DEPUTY-GB

BK: R 7379

PG: 2992-2995

Prepared by and Mail to: Steven E. Black, Rossabi Black Slaughter PA
P.O. Box 41027, Greensboro, NC 27404

Plu Black

*AP
NS*

NORTH CAROLINA
GUILFORD COUNTY

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

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR FRIENDLY ACRES TOWNHOMES (the "Declaration") is
made this the 8 day of August, 2012, by the Friendly Acres Townhomes
Homeowners Association, Inc., (the "Association").

WITNESSETH THAT

WHEREAS the following instrument was recorded in the Guilford County Registry by
the Declarant, Starmount Residential, Inc., and subjected Friendly Acres Townhomes (the
"Property") to the following Declaration of Covenants, Conditions and Restrictions to the
same:

- (a) Book 6177, Page 2823 on September 28, 2004.

WHEREAS, the Declaration applies to and runs with the land described Plat Book
156, Page 12 of the Guilford County Register of Deeds.

WHEREAS, Article XI, Section 3 of the Declaration provides that the Declaration
may be amended with the consent of sixty-seven percent (67%) of the votes of the
Association; and such vote and approval has been obtained. The instrument containing said
signatures may be found among the books and records of the Association. 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 of Covenants, Conditions, and Restrictions for Friendly Acres Townhomes shall be amended as follows:

The following shall be added to Article VI (Maintenance), Section 2:

“SECTION 2. Maintenance. In the event the need for maintenance, repair and replacement caused by fire, lightning, wind, storm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles and smoke, as the foregoing are defined and explained in the North Carolina Standard Fire and Extending Coverage Insurance Policies, the costs of such maintenance, replacement or repair shall be added to and become part of the assessments to which such Lot is subject.”

All other terms and conditions contained in the Declaration shall remain unchanged.

This the 8 day of August, 2012.

Friendly Acres Townhomes Homeowners Association, Inc.

By: Mary Gutierrez
President, Friendly Acres Townhomes Homeowners Association, Inc.

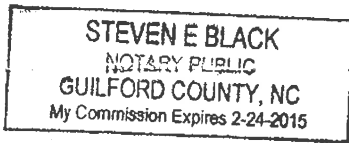
ATTESTED:

[Signature]
Secretary, Friendly Acres Townhomes Homeowners Association, Inc.

NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned Notary Public, do hereby certify that Mary Gutierrez personally appeared before me this day and acknowledged that s/he is the President of Friendly Acres Townhomes Homeowners Association, Inc., and that s/he has executed the foregoing instrument as its President.

WITNESS my hand and seal this the 8 day of August, 2012.



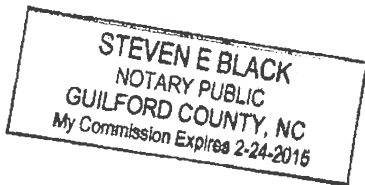
[Signature]
Notary Public
My commission expires: 2/24/15

Steven E. Black
Printed Name

NORTH CAROLINA
GUILFORD COUNTY

I, the undersigned Notary Public, do hereby certify that Terry May personally appeared before me this day and acknowledged that s/he is the Secretary of Friendly Acres Townhomes Homeowners Association, Inc., and that s/he has executed the foregoing instrument as its Secretary.

WITNESS my hand and seal this the 8 day of August, 2012.



[Signature]
Notary Public
My commission expires: 2/24/15

Steven E. Black
Printed Name

EXHIBIT A

CERTIFICATION

I hereby certify, pursuant to Article XI, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Friendly Acres Townhomes Homeowners Association, Inc. that the required Owner approval has been obtained and is evidenced by written acknowledgement(s) signed by the Owners approving the attached Amendment and that evidence is made a part of the books of the Association.

This the 8 day of August, 2012.

Glenda R. Burkett
Signature, Board Member

Glenda R. Burkett
Printed Name

Terry May
Signature, Board Member

Terry May
Printed Name

Nancy L. Marshall
Signature, Board Member

Nancy Marshall
Printed Name

Frank Rocklein
Signature, Board Member

Frank Rocklein
Printed Name

Mary Gutierrez
Signature, Board Member

Mary Gutierrez
Printed Name