

Prepared by: The Banks Law Firm, P.A.

Return to: The Village @ Flowers Plantation, Inc., 120 Flowers Pkwy, Clayton, NC 27527

STATE OF NORTH CAROLINA

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE
VILLAGE@FLOWERS PLANTATION**

COUNTY OF JOHNSTON

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE@FLOWERS PLANTATION (the "Amendment") is made and entered into effective as of July 3, 2017, by REBECCA D. FLOWERS. An individual, and DWF DEVELOPMENT, INC., a North Carolina corporation, jointly (together "Declarant"), and is executed by THE VILLAGE@FLOWERS PLANTATION, INC., a North Carolina non-profit corporation (the "Association") for the limited purpose described herein

WITNESSETH:

- A. The Declaration of Covenants, Conditions and Restrictions for The Village@Flowers Plantation was executed by Declarant and was recorded in Book 3233 at Page 495 in the office of the Johnston County Register of Deeds (the "Original Declaration"). The Original Declaration has been supplemented and amended by various supplements and amendments. The Original Declaration, as so supplemented and amended, is hereinafter referred to as the "Declaration."
- B. Declarant owns a portion of the Village Property (as defined in the Declaration), and may therefore unilaterally amend the Declaration pursuant to Section 17.1 thereof. Declarant desires to amend the Declaration in certain respects, as set forth herein.
- C. While it is not legally required that the Association consent to, approve, or join in the execution of this Amendment for this Amendment to be legally binding and effective, the Association has executed this Amendment to acknowledge that it has knowledge of it and to acknowledge its effectiveness

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged by all parties hereto, the Declaration is hereby amended as follows:

1. Exhibit C, Section 1(t), is hereby deleted in its entirety and replaced with the following:
“Any construction, erection, placement, or modification of any thing, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved, except as specifically authorized in Paragraph 3(d) of this Exhibit and otherwise in strict compliance with the provisions of Article IV of the Declaration. This shall include, without limitation, signs; swing sets and similar sports and play equipment; clotheslines; garbage cans; woodpiles; swimming pools of any kind, whether above-ground or in-ground; docks, piers and similar structures; and hedges, walls, dog runs, animal pens, or fences of any kind. Portable basketball goals shall be required to be stored in the rear of each property and screened from view when not in use. No permanent basketball goals may be installed without the prior approval of Declarant or its designated ARC as to their appearance and location.”
2. Except as amended herein, the Declaration as previously amended and supplemented shall remain in full force and effect and shall be unaffected by this Amendment.

[signatures on following pages]

IN WITNESS WHEREOF, the undersigned Declarant and Association have caused this Amendment to be executed as of the day and year indicated in the acknowledgement block below.

DECLARANT

DWF Development, Inc., a North Carolina corporation

By: Rebecca D. Flowers
Name: Rebecca D. Flowers
Title: President

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

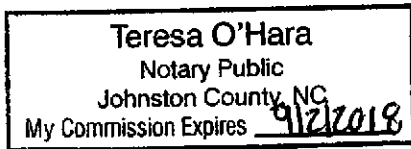
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Rebecca D. Flowers**.

Date: 7/7/2017

Teresa O'Hara
Official Signature of Notary Public

Teresa O'Hara
Notary printed or typed name

My commission expires: 9/2/2018



IN WITNESS WHEREOF, the undersigned Declarant and Association have caused this Amendment to be executed as of the day and year indicated in the acknowledgement block below.

DECLARANT

Rebecca D. Flowers
Rebecca D. Flowers, as individual

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

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: **Rebecca D. Flowers.**

Date: 7/7/2017

Teresa O'Hara
Official Signature of Notary Public

Teresa O'Hara
Notary printed or typed name

My commission expires: 9/2/2018

Teresa O'Hara
Notary Public
Johnston County, NC
My Commission Expires 9/2/2018

IN WITNESS WHEREOF, the undersigned Declarant and Association have caused this Amendment to be executed as of the day and year indicated in the acknowledgement block below.

ASSOCIATION

The Village@Flowers Plantation, Inc., a North Carolina corporation

By: Rebecca D. Flowers
Name: Rebecca D. Flowers
Title: President

STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

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Date: 7/7/2017

Teresa O'Hara
Official Signature of Notary Public

Teresa O'Hara
Notary printed or typed name

My commission expires: 9/2/2019

