

WAKE COUNTY, NC 64
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/03/2022 12:17:42

Prepared by and mail to:
Robert Kimball
101 Schaffer Close, Cary NC 27518

BOOK:019190 PAGE:01983 - 01986

References: Book 3772
Page 0922
Book of Maps 1986
Page 1221

STATE OF NORTH CAROLINA

AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HAMPTON
PARK TOWNHOMES

COUNTY OF WAKE

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for the Hampton Park Townhomes is made this 3rd day of November, 2022, by Owners of not less than seventy five percent (75%) of the Lots within the Hampton Park Townhomes.

WITNESSETH:

WHEREAS, Burchwood Development Co., a North Carolina general partnership ("Declarant") caused to be recorded a Declaration of Covenants, Conditions and Restrictions For Hampton Park Townhomes in Book 3772, Page 922 of the Wake County Registry on July 14, 1986 ("Declaration"); and

WHEREAS, Declarant also caused to be incorporated a non-profit corporation known as Hampton Park Townhome Association ("Association") with the North Carolina Secretary of State on July 14, 1986; and

WHEREAS, Article XIII, Section 3 of the Declaration provides that the Declaration may be amended by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots; and

WHEREAS, the Owners of not less than seventy-five percent (75%) of the Lots desire to amend the Declaration as set forth below, and have provided their written consent as evidenced by the attached certification;

NOW THEREFORE, the undersigned does hereby declare that the Declaration of Covenants, Conditions and Restrictions for Hampton Park Townhomes is amended as follows:

1. Article XIII, Section 3 of the Declaration is deleted in its entirety and inserted in lieu thereof is the following:

Section 3. Amendment. The covenants, conditions, and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by the owners of at least two-thirds (2/3) of the lots; provided, however, that the Board of Directors may amend this Declaration, without the consent of owners, to correct any obvious error or inconsistency in drafting, typing, or reproduction. All amendments shall be certified as an official act of the Association and shall forthwith be recorded in the Wake County Registry. All amendments shall become effective upon recordation.

2. Except as amended hereinabove, the remaining portions of the Declaration shall remain unchanged and in full force and effect.

3. The foregoing amendment shall become effective as of the date it is recorded in the Office of the Register of Deeds, Wake County, North Carolina.

WHEREFORE, the President and Secretary of the Association have hereunto affixed the corporate certification for the purpose of enacting the foregoing amendment.

[Certification Page to Follow]

CERTIFICATION OF VALIDITY OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HAMPTON PARK TOWNHOMES

By authority of the Board of Directors of the Hampton Park Townhome Association, the undersigned hereby certifies that the foregoing instrument has been duly approved by the written instrument of not less than seventy five percent (75%) of the Owners of Lots in Hampton Park Townhomes and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions for Hampton Park Townhomes.

HAMPTON PARK TOWNHOME ASSOCIATION

By: Robert L. Kimball
President

ATTEST:

Sheree McCurley
Secretary

STATE OF NORTH CAROLINA

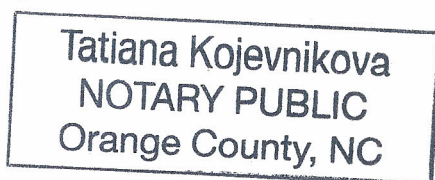
ACKNOWLEDGEMENT

COUNTY OF WAKE

Orange

I, Tatiana Kojevnikova, a Notary Public of the County and State aforesaid, certify that Sheree Ann McCurley, personally came before me this day and acknowledged that s/he is Secretary of Hampton Park Townhome Association and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President and attested by Robert as its Secretary.

Witness my hand and official stamp or seal, this 3rd day of November, 2022.

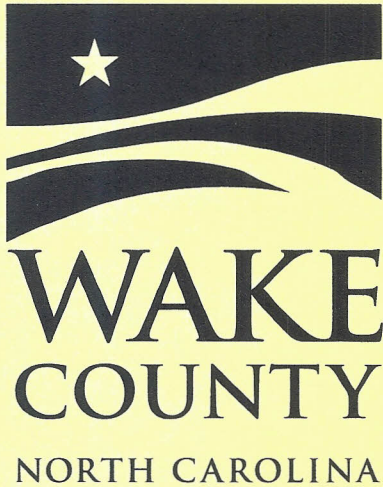


Tatiana Kojevnikova
Notary Public
Tatiana Kojevnikova
Printed Name

My Commission Expires: 01/26/2025



BOOK:019190 PAGE:01983 - 01986



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Tammy L. Brunner
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

4 # of Pages *SA*