

WAKE COUNTY, NC 165
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/02/2018 13:31:20

BOOK:017086 PAGE:02477 - 02480

Prepared by and return to:
Michael F. King, Esq. (Vault Box #123)
K&L Gates LLP
Post Office Box 17047
Raleigh, NC 27619-7047

STATE OF NORTH CAROLINA

COUNTY OF WAKE

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
BLAKELEY**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLAKELEY (this "Amendment") is effective as of the date of its recordation in the Office of the Register of Deeds for Wake County, North Carolina and is made by **STANDARD PACIFIC OF THE CAROLINAS, LLC**, a Delaware limited liability company ("Declarant"). **BLAKELEY OWNERS ASSOCIATION, INC.**, a North Carolina non-profit corporation ("Association"), joins in this Amendment to evidence its consent to the terms and conditions hereof.

Declarant is the Declarant under that certain Declaration of Covenants, Conditions and Restrictions for Blakeley recorded in Book 16749, Page 1, Wake County Registry (the "Declaration").

Article 18, Section 18.10(a) of the Declaration provides that Declarant, during the period of Declarant control, without the consent or joinder of any Owner or Owners other than Declarant, shall have the unilateral right to make any amendments or modifications which Declarant deems necessary or desirable. The Declarant now desires to amend the Declaration in certain respects as set forth herein.

NOW, THEREFORE, Declarant, by this Amendment, does hereby amend the Declaration as follows:

1. Defined Terms. All capitalized terms used herein, unless otherwise defined herein, shall have the meanings set forth in the Declaration.

2. Operating Expense Contribution. The first sentence of Section 9.13 of the Declaration is hereby deleted in its entirety and replaced by the following:

Notwithstanding any provision contained herein or in any other document or instrument to the contrary, every Owner (other than a successor Declarant) who purchases a Lot improved with a dwelling from Declarant or from an Approved Builder shall pay to the Association at the time of the closing of such purchase a non-refundable working capital contribution fee in the amount equal to **\$500.00 for each Single Family Lot** and **\$800.00 for each Townhome Lot**, which amounts shall be paid to the Association as a contribution towards operating expenses and/or for the maintenance, repair, construction and replacement of capital assets and improvements to the Common Area, to the exterior of the dwellings on the Townhome Lots, and to the Property.

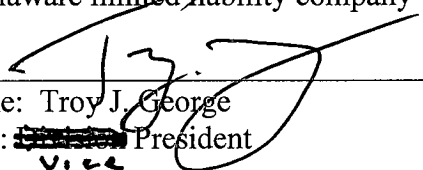
3. Joinder by Association. The Association joins in this Amendment to evidence its consent to the terms and provisions hereof.

4. Effect of Amendment. The Declaration is hereby modified to the extent set forth herein, but only to the extent set forth herein. All provisions of the Declaration not modified by this Amendment shall remain in full force and effect in accordance with their original terms as set forth in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the date set forth in the acknowledgement below.

DECLARANT:

Standard Pacific of the Carolinas, LLC,
a Delaware limited liability company

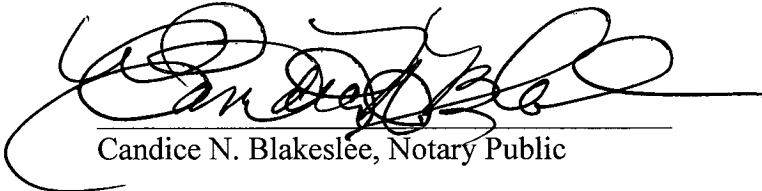
By: 
Name: Troy J. George
Title: ~~President~~ Vice President

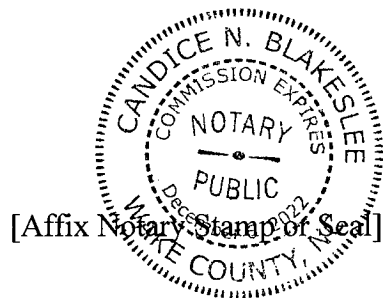
WAKE COUNTY
NORTH CAROLINA

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Troy J. George.

Date: 03/27/2018

My Commission Expires: 12/06/2022


Candice N. Blakeslee, Notary Public





BOOK:017086 PAGE:02477 - 02480



Please retain yellow trailer page

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

Charles P. Gilliam
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 PS