

Prepared by and return to: Henry W. Jones, Jordan Price Wall Gray Jones & Carlton, Box 39, WCRD

STATE OF NORTH CAROLINA

COUNTY OF WAKE

**AMENDMENT
TO
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CHARLESTON VILLAGE**

THIS AMENDMENT is made on this 3rd day of April, 2018 by the Members/Owners of CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION, INC., a North Carolina non-profit corporation (also, hereinafter, the "Association"),

WITNESSETH:

WHEREAS, Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Charleston Village in Book 7016, Page 323 ("Declaration"), as subsequently amended, in the Office of the Register of Deeds of Wake County, North Carolina; and

WHEREAS, Article VIII, Section 3 of the Declaration, as amended, provides that the Members/Owners may amend the Declaration by an instrument approved by not less than seventy-five percent (75%) of the Lot Owners as defined in the Declaration; and

WHEREAS, the Association owns a certain parcel of real property within the development that includes a portion of a pond and a dam. Said parcel is designated as Common Open Space, is assigned a Wake County REID of 0230686 and is particularly described in that deed from The Drees Company to the Association recorded in Book 8767, Page 2027, Wake County Registry ("Property"); and

WHEREAS, the Association is interested in selling said Property, but only in conjunction with an approved development of the adjacent real estate, which shall include drainage of the pond located on a portion of the Property.

NOW, THEREFORE, the Association hereby amends Article I, Section 4 of the Declaration to remove said Property from the definition of "Common Area", and to remove said Property from the jurisdiction of the Declaration and to empower the Board of Directors of Charleston Village Homeowners Association, Inc. to negotiate and effectuate the sale of the Property, but only on the

condition that said sale be made in conjunction with governmentally-approved development of the tract immediately adjacent to the north of the Property (REID 0115090).

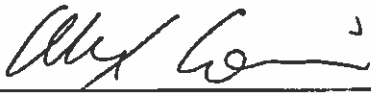
In all other respects, the terms and conditions of the Declaration, as amended, as herein referenced shall continue to be in full force and effect.

This Amendment shall be effective upon recordation in the Wake County Registry.

CERTIFICATION OF VALIDITY OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHARLESTON VILLAGE.

By authority of its Board of Directors, Charleston Village Homeowners Association, Inc., hereby certifies that the foregoing instrument has been duly approved by at least 75% of the Owners of Charleston Village and is, therefore, a valid amendment to the existing covenants, conditions and restrictions of Charleston Village.

CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION, INC.

 Alex Corvin
PRESIDENT

ATTEST:


SECRETARY
GARY ROY LARAMIE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Trevor A. Fleck, a Notary Public of the County and State aforesaid, certify that Gary Roy Laramie personally came before me this day and acknowledged that s/he is Secretary of Charleston Village Homeowners Association, Inc., a North Carolina non-profit corporation, 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 its Secretary. Witness my hand and official stamp or seal, this 3rd day of April, 2018.


Notary Public

My Commission Expires: July 19, 2022



RESOLUTION OF MEMBERS OF CHARLESTON VILLAGE
HOMEOWNERS ASSOCIATION

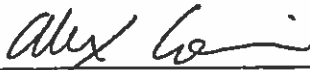
WHEREAS the Association has received an offer for the purchase of that certain 2.93-acre tract of land owned by the Association from JS Development Company, LLC for a price of FOUR HUNDRED THOUSAND AND 0/100 DOLLARS (\$400,000.00).

Resolved, by the Members of Charleston Village Homeowners Association that the Board of Directors of the Association be and it is hereby authorized and directed to accept such offer on the terms stated therein and to execute the Agreement for Purchase and Sale of Real Property that memorializes same;

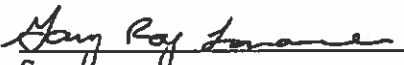
And Resolved further, that the Officers and Directors of the corporation be and each of them is authorized and directed to do, cause to be done, all acts and to execute all documents under the corporation's seal, and the Secretary is specifically authorized and directed to attest to the same, as may be necessary or desirable to close the transaction and effect the sale and transfer of the property described in the Agreement for Purchase and Sale of Real Property.

The undersigned certifies that the foregoing Resolution was adopted by a majority of the members of the Board of Directors at a duly called meeting of the Board held on March 26, 2018, as reflected in the minutes of that meeting.

CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION, INC.


By: Alex Corvin President

ATTEST:


Secretary
GARY ROY LARAMIE