

BOOK: 018446 PAGE: 00975 - 00977

Prepared by and return to: Lori P. Jones, Jordan Price, P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA

THIRD AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE BLOOMFIELD
HOMEOWNERS ASSOCIATION, INC.
AND FOR BLOOMFIELD SUBDIVISION

COUNTY OF WAKE

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BLOOMFIELD HOMEOWNERS ASSOCIATION, INC. AND FOR BLOOMFIELD SUBDIVISION ("Third Amendment") is made this 9th day of April, 2021, by Members of the Bloomfield Homeowners Association, Inc. ("Association") and Owners of Lots to which at least sixty-seven percent (67%) of the votes in the Association are allocated.

WITNESSETH:

WHEREAS, Montclair, LLC, a North Carolina limited liability company, caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for the Bloomfield Homeowners Association, Inc. and for Bloomfield Subdivision in Book 9194, Page 1936 of the Wake County Registry, which was re-recorded in Book 9298, Page 2271, and was thereafter amended and supplemented including in Book 9298, Page 2307; Book 9521, Page 2638; Book 10491, Page 292; and Book 11475, Page 1817 all in the Wake County Registry (collectively, as amended, the "Declaration");

WHEREAS, Article XII(A) provides that the Declaration may be amended by at least sixty-six and two-thirds percent (66-2/3%) of Members of the Association voting in person or by proxy; and

WHEREAS, N.C. Gen. Stat. § 47F-2-117 provides that a declaration may be amended only by affirmative vote or written agreement of owners of lots to which at least sixty-seven percent (67%) of the votes in the Association are allocated; and

WHEREAS, Members of the Association and Owners of Lots to which at least sixty-seven percent (67%) of the votes in the Association are allocated desire that the Declaration be amended as set forth below; and

WHEREAS, the capitalized terms in this Third Amendment shall have the same meaning as such capitalized terms in the Declaration unless otherwise stated herein;

NOW THEREFORE, the undersigned does hereby declare that Article VIII, Section A(15) of the Declaration is deleted in its entirety, and inserted in lieu thereof is the following:

Mail Boxes, Signs, and Newspaper Boxes. No mail boxes or newspaper boxes or signs shall be placed, altered or allowed to remain on any Lot without the prior permission of the Architectural Review Committee. All mailboxes shall conform to the approved mailbox style which is defined as follows: Glossy black standard/medium size mailbox (20"L x 7"W x 8.75"H) with no ornamental enhancements of any kind; 2.5" numbers in Century Retrospective font in Eggshell Color; 4" x 4" wooden mailbox post in Gloss Almond color.

This amendment shall be binding on all parties having or acquiring any right, title or interest in the real property subject to the Declaration, or any part thereof, and shall inure to the benefit of each Owner or successor in interest or assignee thereof. Except as amended hereinabove, the remaining portions of the Declaration are and shall remain unchanged and in full effect. This Third Amendment shall be effective from the date of its recording in the Wake County Registry.

[Certification Page Follows]

CERTIFICATION OF VALIDITY OF AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE BLOOMFIELD HOMEOWNERS ASSOCIATION, INC.
AND FOR BLOOMFIELD SUBDIVISION

By authority of its Board of Directors the Bloomfield Homeowners Association, Inc. ("Association") hereby certifies that the foregoing instrument has been duly approved by Owners of Lots and Members of the Association to which at least sixty-seven percent (67%) of the votes in the Association are allocated and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions for the Bloomfield Homeowners Association, Inc. and for Bloomfield Subdivision.

BLOOMFIELD HOMEOWNERS ASSOCIATION, INC.

By: *Amanda Cox*
 President

STATE OF NORTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF WAKE

I, *Pamela K. Denney*, a Notary Public of the County and State aforesaid, certify that *Amanda Denney-Cox*, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature on the record presented is his/her signature and that he/she voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated and with full authority to do so.

Witness my hand and official stamp or seal, this *23rd* day of *March*, 2021.

Pamela K. Denney
 Notary Public
Pamela K. Denney
 Printed Name

My Commission Expires: *8/9/2025*

