

WAKE COUNTY, NC 70
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/26/2021 12:56:53

BOOK:018665 PAGE:01389 - 01394

**STATE OF NORTH CAROLINA
WAKE COUNTY**

**AMENDMENT TO MASTER
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF SUNSET BLUFFS**

THIS AMENDMENT is made as of the date shown below, by the members of the Sunset Bluffs Association, Inc. ("Association"). This Amendment has been approved by the written agreement of at least seventy-five percent (75%) of the members of the Association.

WITNESSETH:

WHEREAS, SSBNC, LLC was the Declarant under that certain Master Declaration of Covenants, Conditions and Restrictions for Sunset Bluffs recorded in Book 15656, Page 2038 of the Wake County Register of Deeds (the "Declaration");

WHEREAS, the Declaration binds the real property shown on a map entitled SUNSET BLUFFS PHASE 1, as recorded in Book of Maps 2014, Page 601 of the Wake County Register of Deeds;

WHEREAS, Supplementary Declarations were filed, adding or revising terms of the Declaration and subjecting additional real property to the governance of the planned community, as follows:

Supplementary Declaration of Covenants, Conditions and Restrictions Sunset Bluffs Phase 1, filed on May 13, 2014, in Book 15656 at Page 2060 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 2A, filed on January 7, 2015 in Book 15886 at Page 1950 of the Wake County Register of Deeds, extending the governance of the Declaration to real property shown on a map entitled

Sunset Bluffs Phase 2A, recorded in the Book of Maps 2015 pages 1-3 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 2B, filed on October 29, 2015, in Book 16196 at Page 2254 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 2B and recorded in Book of Maps 2015, page 1822 of the Wake County Register of Deeds

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 4A, recorded on December 14, 2015 in Book 16238 at Page 1888 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 4A and recorded in Book of Maps 2015 at Pages 1971-1972 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 3B, recorded on February 2, 2016 in Book 16283 at Page 578 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 3B as recorded in Book of Maps 2016, pages 91-92 and 156 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 5A, recorded on March 7, 2016 in Book 16311 at Page 1572 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 5A as recorded in Book of Maps 2016, page 309 of the Wake County Register of Deeds

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 4B, recorded on May 9, 2016 in Book 16379 at Page 673 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 4B as recorded in Book of Maps 2016, pages 649, 650 and 698 of the Wake County Register of Deeds

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 3B (sic), recorded on June 14, 2016 in Book 16419 at Page 2692 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 3A as recorded in Book of Maps 2016, pages 857-858 of the Wake County Register of Deeds

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 6, recorded on April 27, 2017 in Book 16763 at Page 2145 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 6 as recorded in Book 2017, pages 811-817 of the Wake County Register of Deeds

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 8, filed on September 8, 2017 in Book 16902 at Page 1706 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 8 as recorded in Book 2017, pages 1720-1721 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 5B, filed on October 18, 2017 in Book 16942 at Page 703 of the Wake County Register of

Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 5B as recorded in Book of Maps 2017, pages 2040-2041 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 7, filed on November 16, 2017 in Book 16970 at Page 653 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 7 as recorded in Book of Maps 2017, pages 2281-2282 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 10, filed on November 16, 2017 in Book 16970 at Page 658 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 10 as recorded in Book of Maps 2017, pages 2283-2284 of the Wake County Register of Deeds

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 14, filed on February 13, 2018 in Book 17043 at Page 472 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 14 as recorded in Book of Maps 2018, pages 206-207 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 9, filed on July 10, 2018 in Book 17180 at Page 927 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 9 as recorded in Book of Maps 2018, pages 1323-1324 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 11, filed on December 17, 2018 in Book 17320 at Page 2375 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 11 as recorded in Book of Maps 2018, pages 2430-2431 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 15, filed on February 13, 2019 in Book 17359 at Page 69 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 15 as recorded in Book of Maps 2019, pages 179-199 and 271 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 16, filed on June 25, 2019 in Book 17484 at Page 1896 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 16 as recorded in Book of Maps 2019, pages 1042-1043 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 12, filed on August 28, 2019 in Book 17556 at Page 509 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 12 as recorded in Book of Maps 2019, pages 1398-1399 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 17, filed on November 6, 2019 in Book 17640 at Page 799 of the Wake County Register of

Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 17 as recorded in Book of Maps 2019, pages 1931-1932 of the Wake County Register of Deeds;

Supplementary Declaration of Covenants, Conditions and Restrictions: Sunset Bluffs Phase 13, filed on October 5, 2020 in Book 18112 at Page 812 of the Wake County Register of Deeds, binding the real property shown on a map entitled Sunset Bluffs Phase 13 as recorded in Book of Maps 2020, pages 1593 of the Wake County Register of Deeds;

WHEREAS, pursuant to Article VIII Section 3 of the Declaration, the terms thereof may be amended by and with the consent of at least seventy-five percent (75%) of the votes of the Association;

WHEREAS, the following amendments were properly submitted to the membership for approval and were approved by at least seventy-five percent (75%) of the votes of the Association, as follows:

A new Section shall be added to Article III of the Declaration:

Section 23: Leasing of Dwellings. An Owner may lease his/her dwelling; however, any lease MUST be for at least twelve (12) months, be in writing, and contain the following provision:

Tenants shall obey, adhere to and be bound by all provisions of the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Sunset Bluffs, recorded in the Wake County Registry. Tenant acknowledge that he/she has received a copy of such a Declaration and the rules and regulations of the Association and is familiar with the provisions of the same.

This neighborhood will only permit 10% of rental property of the Association at any given time. As noted all rentals MUST be for at least (12) months.

Subletting is prohibited in this neighborhood, along with any form of transient occupancy (Airbnb), trade, barter or exchange of any property for the purposes of facilitating transient occupancy.

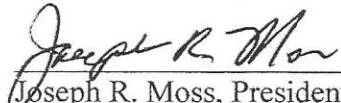
Except as amended, the Declaration remains in full force and effect.

Signature appears on following page.

By his signature below, the President of the Sunset Bluffs Homeowners Association, Inc. executes this document in the name of the Association, by and with all necessary approval of the members of the Association.

This the 26 day of August, 2021.

**SUNSET BLUFFS HOMEOWNERS
ASSOCIATION, INC.**



Joseph R. Moss, President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that Joseph R. Moss (insert name of President) personally appeared before me this day, acknowledging to me that he is the President of the Sunset Bluffs Association, Inc., and signed the foregoing document for the purpose(s) stated therein and with authority to do so.

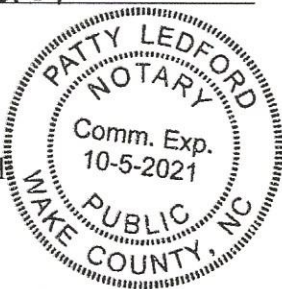
Date 8/26/21

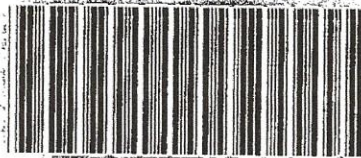


Notary Public

My commission expires: 10/05/21

Official Seal





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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

_____ 6 # of Pages

OR