

WAKE COUNTY, NC 27  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
09/22/2020 09:50:03

BOOK:018085 PAGE:01651 - 01758

**ENV**

Prepared by and return to:  
Tina Frazier Pace  
Hatch, Little & Bunn, LLP (Box 80)

**NORTH CAROLINA**

**WAKE COUNTY**

**THIRD AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR CROWN OAKS  
TOWNHOMES ASSOCIATION**

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR CROWN OAKS TOWNHOMES  
ASSOCIATION is made this the 25<sup>th</sup> day of June, 2020.

**WITNESSETH:**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Sunridge Townhomes at Crown Oaks (hereinafter "Declaration") was recorded November 9, 1981 in Book 2973, Page 711, Wake County Registry; and amended in Book 3062, Page 949, Wake County Registry; and amended in Book 3235, Page 337, Wake County Registry; and

WHEREAS, Article XIV, Section 7 of the Declaration provides that any proposed amendment to the Declaration must be approved during the first twenty (20) years by an instrument signed by owners of not less than ninety percent (90%) of the lots, and thereafter by an instrument signed by the owners of not less than seventy-five percent (75%) of the lots; and

WHEREAS, more than seventy-five percent (75%) of the Lot Owners have approved this Amendment to the Declaration for the purpose of allowing the Association to convey common area to a private entity rather than just a government agency or utility company; and have hereby executed this instrument to approve this Third Amendment to the Declaration;

NOW, THEREFORE, in consideration of the foregoing, the Declaration of Covenants, Conditions and Restrictions for Sunridge Townhomes at Crown Oaks is hereby amended as follows, and that except as herein provided, all other remaining provisions of the Declaration of Covenants, Conditions and Restrictions for Sunridge Townhomes at Crown Oaks are ratified and confirmed in every respect:

1) THAT Article VI, Section 1(b) is deleted and replaced with the following:

**(b) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility, or a private entity, for such purposes and subject to such conditions as may be agreed to by the Members; provided, however, that no conveyance of Limited Common Area shall deprive any member of the full use thereof. Such dedication or transfer shall be effective with an affirmative vote of at least two-thirds (2/3) of the votes of the Class A membership and at least two-thirds (2/3) of the votes of the Class B membership, if any. Written notice of such intended transfer shall be sent to every Member not less than 30 days nor more than 60 days in advance;**

2) THAT this Amendment shall take effect as of the date of filing of the same in the Office of the Register of Deeds of Wake County;

3) THAT all other remaining provisions of the Declaration, not amended as referenced above, shall remain in full force and effect.

IN WITNESS WHEREOF, the Crown Oaks Townhomes Association, and its member Owners, as shown on the attached Exhibit "A", have caused this instrument to be signed and executed.

**Crown Oaks Townhomes Association**

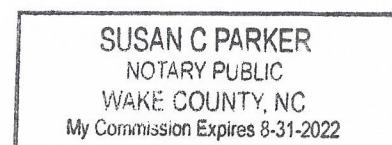
By: Stephanie Williams  
President

STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Stephanie Williams personally came before me this day and acknowledged that he is the President of the Crown Oaks Townhomes Association, a North Carolina Non-Profit corporation, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28 day of June, 2020.

Susan C Parker  
Notary Public

My Commission Expires: 8-31-2022





**CERTIFICATION OF VALIDITY OF ADOPTION OF THE THIRD  
AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR SUNRIDGE TOWNHOMES AT CROWN OAKS**

By authority of its Board of Directors, Crown Oaks Townhomes Association hereby certifies that the Third Amendment to the Declaration of Covenants, Conditions and Restrictions of Sunridge Townhomes at Crown Oaks has been duly executed and approved in writing by seventy-five percent (75%) of the Lots as shown on the attached Exhibit "A". We have also found it to be in compliance with the with the Bylaws of Crown Oaks Townhomes Association. It is therefore a valid amendment to the existing covenants, conditions and restrictions of Crown Oaks.

**Crown Oaks Townhomes Association**

By: *Stephen Yu*  
President

Attested to, by:

*Sara O'Neil*  
Secretary *Sara O'Neil*

**STATE OF NORTH CAROLINA**

**COUNTY OF WAKE**

I, a Notary Public of the County and State aforesaid, certify that *Sara O'Neil* personally came before me today and acknowledged that She is the \_\_\_\_\_ Secretary of Crown Oaks Townhomes Association, a North Carolina non-profit corporation, and that by authority duly given and as the action of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal, and attested by *Sara O'Neil*, as its \_\_\_\_\_ Secretary.

Witness my hand and official stamp or seal, this the 25 day of June, 2020.

*Susan C Parker*  
Notary Public

My Commission Expires: 8.31.2022

