

WAKE COUNTY, NC 265
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/06/2015 15:38:50

BOOK:015972 PAGE:01487 - 01490

Prepared by and return to: Brian S. Edlin, P.O. Box 10669, Raleigh, NC 27605 ROD Box 39

STATE OF NORTH CAROLINA

COUNTY OF WAKE

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR RICHLAND
HILLS

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Richland Hills is, made and entered into this 28th day of March, 2015, by the undersigned Lot Owners within Richland Hills Homeowners Association, Inc. and the Richland Hills Homeowners Association, Inc.

W I T N E S S E T H:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Richland Hills was recorded on or about 11 April 2003 in Book 10041, Page 645 of the Wake County Registry (the "Declaration"); and

WHEREAS, Article IX, Section 3 of the Declaration provides that said Declaration may be amended by the affirmative vote or written consent of Members to which at least sixty seven percent (67%) of the of votes of each class of Members is allocated; and

WHEREAS, the Lot Owners wish to amend Article VI, Section 3 to increase the minimum square footage for all new dwellings; and

NOW, THEREFORE, the undersigned does hereby declare that the Declaration for Richland Hills be amended as follows:

1. To amend Article VI, Section 3 by deleting that section in its entirety and in lieu thereof, replacing with the following:

"Section 3: DWELLING SIZE. Except with respect to homes already constructed (or under construction) prior to the recordation of this amendment, no dwelling shall be

permitted on any Lot within the Properties having a heated area of the main structure, exclusive of open porches and garages, of less than two thousand (2,000) square feet. In addition, only single family detached dwellings shall be allowed on the Properties.”

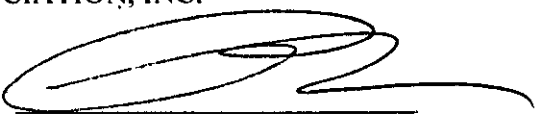
2. This amendment shall be effective upon recordation in the Office of the Wake County Registry.

3. Except as amended hereinabove, the remaining portions of the Declaration as originally recorded are hereby restated and re-acknowledged.

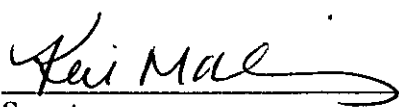
CERTIFICATION OF VALIDITY OF AMENDMENT TO DECLARATION
FOR RICHLAND HILLS HOMEOWNERS ASSOCIATION

By authority of its Board of Directors, the undersigned hereby certify that the foregoing instrument has been duly approved by the written consent of Members to which at least sixty seven percent (67%) of the of votes of each class of Members is allocated and is, therefore, a valid amendment to the existing Declaration for the Richland Hills Homeowners Association.

RICHLAND HILLS HOMEOWNERS
ASSOCIATION, INC.

By: 
President

ATTEST:

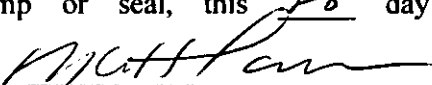

Secretary

STATE OF NORTH CAROLINA
COUNTY OF WAKE

ACKNOWLEDGMENT

I, McClay H. Faulkner, a Notary Public of the County and State aforesaid, certify that Lynn Mehrbach ~~Kei McKiernan~~ personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of Richland Hills 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 Kei McKiernan as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this 28 day of MARCH, 2015.


Notary Public

My commission expires:
2-29-2016





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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.

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

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- ☐ Additional Document Fee
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