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M. BRENT SHOAF  
REGISTER OF DEEDS

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STATE OF NORTH CAROLINA )  
 )  
COUNTY OF FORSYTH )

**AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
TURNBERRY AT BOXWOOD VILLAGE**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TURNBERRY AT BOXWOOD VILLAGE ("Amendment") is made and published this 15 of October, 2018, by ROBERTSON & ISENHOUR, Inc. ("Declarant"), and any and all persons, firms or corporations hereafter acquiring any of the within described property.

**WITNESSETH:**

WHEREAS, Declarant caused to be recorded in Book 598, Page 325 of the Davie County, North Carolina Registry, a Declaration of Covenants, Conditions, and Restrictions (the "Declaration"), which established the Covenants, Conditions, and Restrictions for the property known as Turnberry at Boxwood Village as described in that document and as amended and described herein;

WHEREAS, the Declarant recorded Plat Maps of Turnberry at Boxwood Village in Plat Book 8, Page 145 and Plat Book 9, Page 146, both with the Davie County, North Carolina Registry (the "Original Plats");

Whereas, the Declarant recorded revised Plat Maps of Turnberry at Boxwood Village in Plat Book 10, Page 146 and Plat Book 12, Page 365, both with the Davie County, North Carolina Registry (the "Revised Plats");

WHEREAS, the Revised Plats provided for the replacement of 26 Townhome Building Envelopes and a portion of Common Area as shown on the Original Plats, with 26 Single Family Residential Lots numbered 15 through 31, and 56 through 64;

WHEREAS, Declarant has already caused a portion of the Single Family Lots as shown on the Revised Plats to be subjected to the Declaration by virtue of that First Amendment to and Annexation of Property to Declaration of Covenants, Conditions, and Restrictions for Turnberry at Boxwood Village, as recorded in Book 826, Page 879, Davie County Registry;

WHEREAS, it is the intent of the Declarant hereby to cause the remaining Single Family Lots as shown on the Revised Plats to be subjected to the Declaration;

WHEREAS, Declarant desires to ensure the continued attractiveness of the community, to prevent any future impairment thereof, to prevent nuisances, to preserve and enhance the values and amenities of all properties within the community;

NOW, THEREFORE, Declarant hereby declares that all of the property described above shall be held, sold and conveyed subject to the Declaration and all amendments, including those provided for herein, which are for the purpose of protecting the value and desirability of, and which shall run with, such real property and be binding on all parties having any right, title or interest in described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. For the purposes of interpretation and applying any part of any Article in the Declaration with respect to Lots 56-64, as shown on the Revised Plats, said lots and the dwellings constructed thereon shall be treated as Patio Homes, not Single Family Homes, including for the purposes of property restrictions and their annual assessment dues, special assessment dues, and any other dues or purpose as laid out in the Declaration or its amendments.

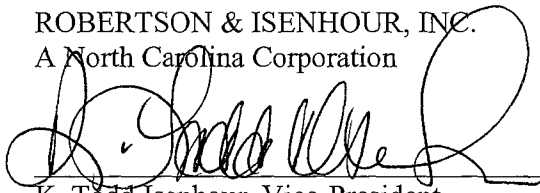
2. Article III, Section 9 is amended to add that "For Rent" signs, or any other sign indicating that the property is available for rent or lease, is strictly prohibited to be placed on any Lot or Common Area.

3. Article VI is amended to add that Declarant shall maintain all architectural rights under the Declaration, of any new home until its completion, notwithstanding the fact that Declarant may have transferred control of the Association to the owners or an outside management company.

4. Article VII, Section 1, is amended to state that the Association shall not maintain any Doors, Doorframes, Door Screens, Storm Doors, Garage Doors, Garage Doorframes, Windows, Window Frames, Window Screens, Glass, or Glass Surfaces. All such maintenance shall be the responsibility of the Owner pursuant to Article VII, Section 3.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to The Declaration of Covenants, Conditions and Restrictions for Turnberry at Boxwood Village to be duly signed, the day and year first above written.

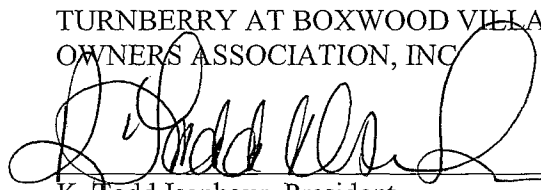
ROBERTSON & ISENHOUR, INC.  
A North Carolina Corporation

  
K. Todd Isenhour, Vice-President (SEAL)

CONSENT BY TURNBERRY AT BOXWOOD VILLAGE OWNERS ASSOCIATION, INC.

The undersigned hereby acknowledges that they are the duly elected President of the TURBERRY AT BOXWOOD VILLAGE OWNERS ASSOCIATION, INC., and that all Members of the Association were given required notice of meetings of the entire Association, that said meetings of the Members were held on October 2, 2017 and July 31, 2018, and at those meetings, the amendments as stated in this Amendment to The Declaration of Covenants, Conditions and Restrictions for Turnberry at Boxwood Village was approved by a vote of more than 67% of the total membership of the Association.

TURNBERRY AT BOXWOOD VILLAGE  
OWNERS ASSOCIATION, INC.

  
K. Todd Isenhour, President (SEAL)

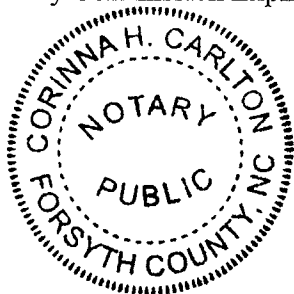
[NOTARY ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE]

State of North Carolina - County of Forsyth

I, Corinna H. Carlton, the undersigned Notary Public, certify that K. Todd Isenhour personally came before me this day and acknowledged that he is the Vice-President of Robertson & Isenhour Properties, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 15<sup>th</sup> day of October, 2018.

My Commission Expires: 06-27-2022



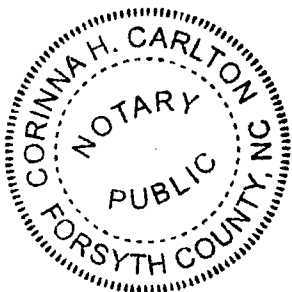
Corinna H. Carlton  
Corinna H. Carlton, Notary Public

State of North Carolina - County of Forsyth

I, Corinna H. Carlton, the undersigned Notary Public, certify that K. Todd Isenhour personally came before me this day and acknowledged that he is the President of Turnberry at Boxwood Village Owners Association, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 15<sup>th</sup> day of October, 2018.

My Commission Expires: 06-27-2022



Corinna H. Carlton  
Corinna H. Carlton, Notary Public