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WAKE COUNTY, NC 496  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
11/13/2012 AT 15:50:32

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

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR THE CRESCENT  
RIDGE SUBDIVISION

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for the Crescent Ridge Subdivision, made this 31st day of October 2012 by the lot owners and members of Crescent Ridge of Raleigh Homeowners Association, Inc. (hereinafter, "the Association") and the Association,

WHEREAS, the original developer caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for the Crescent Ridge Subdivision on 5 March 2002 with the Wake County Register of Deeds at book 9319, page 672 (hereinafter, "Declaration");

WHEREAS, the Association was incorporated on 11 February 2002;

WHEREAS, Article 12.3 of the Declaration allows the Declaration to be amended at any time if sixty-seven percent (67%) of the vote of each class of Members at a duly called meeting of the Association at which a quorum is present approves the amendment;

WHEREAS, not less than sixty-seven percent (67%) of the vote of each class of Members at a duly called meeting of the Association at which a quorum was present approved the amendment;

-OVER-

NOW, THEREFORE, the undersigned does hereby declare that the Declaration of Covenants, Conditions and Restrictions for the Crescent Ridge Subdivision shall be amended as follows:

1. To amend the first paragraph of Article 7.3, of the Declaration by deleting that first paragraph of Article 7.3 in its entirety and inserting in lieu thereof the following:

“7.3. Maximum Annual Assessment and Annual Assessment. Through and including January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Two Hundred Forty and No/100 Dollars (\$240.00) per Lot.”

2. To amend Article 7.7, of the Declaration by deleting that section in its entirety and inserting in lieu thereof the following:

“7.7. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis. The uniform rate will apply to all Lots whether construction on a dwelling has been commenced or not or whether a Certificate of Occupancy for Improvements on the Lot has been issued or not. All Lots, regardless of whether an Improvement is on the Lot or not will pay the same assessment rate.”

3. To amend Article 7.8 (a), of the Declaration by deleting 7.8 (a) in its entirety and inserting in lieu thereof the following:

“7.8

(a). Except as may otherwise be provided herein, the above annual assessments shall commence as to each Lot as of the date on which a map is recorded showing the Lot in the appropriate registry; provided however, for any Lot shown on a map recorded prior to the date of this amendment which does not have a dwelling with a Certificate of Occupancy issued for the dwelling, assessments shall commence for those Lots on the first full month following recordation of this amendment.”

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

5. Except as amended hereinabove, the remaining portions of the Declaration as originally recorded are hereby restated and reacknowledged.

WHEREFORE, the President and Secretary of the Association have hereunto affixed the corporate certification for the purpose of enacting the foregoing amendment.

CERTIFICATION OF VALIDITY OF AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CRESCENT RIDGE SUBDIVISION

By authority of its Board of Directors, the Declaration of Covenants, Conditions and Restrictions for the Crescent Ridge Subdivision, hereby certifies that the foregoing instrument has been duly adopted and approved by sixty-seven percent (67%) of the vote of each class of Members at a duly called meeting of the Association at which a quorum was present and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions for the Crescent Ridge Subdivision.

CRESCENT RIDGE OF RALEIGH HOMEOWNERS ASSOCIATION, INC.

By [Signature]  
President

ATTEST:

[Signature]  
Secretary

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

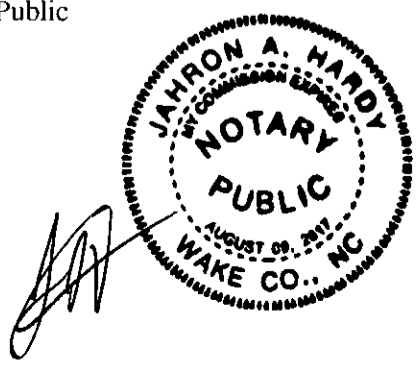
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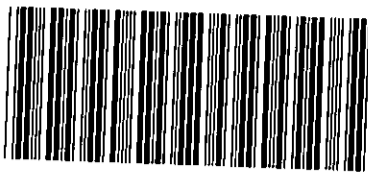
I, Jahron A. Hardy, a Notary Public of the County and State aforesaid, certify that Terra Meplis Terrence personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of Crescent Ridge of Raleigh Homeowners Association, Inc., a North Carolina non-profit corporation, 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 Terra Meplis Terrence as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this 31 day of October, 2012.

Notary Public

My commission expires: August 09 2017





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**Wake County Register of Deeds**  
**Laura M. Riddick**  
**Register of Deeds**

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