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FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
06/14/2023 10:39:07 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3758
PG: 3504 - 3506

Prepared by and Mail to: Adam J. Marshall: Law Firm Carolinas
P.O. Box 41027, Greensboro, NC 27404

**NORTH CAROLINA
FORSYTH COUNTY**

**SEOND AMENDMENT TO THE
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR STONE RIDGE**

This AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONE RIDGE is made this 1st day of June, 2023, by STONE RIDGE HOMEOWNERS ASSOCIATION OF FORSYTH COUNTY, INC. ("Association").

WITNESSETH:

WHEREAS, the Declarant subjected STONE RIDGE (the "Property") to the Declaration of Covenants, Conditions and Restrictions for Stone Ridge recorded in Deed Book 3552, Page 2565 of the Forsyth County Registry and amendments and supplements to the same, (all collectively, the "Declaration"):

WHEREAS, the Declaration applies to and runs with the land that is subject to the Declaration;

WHEREAS, the Property is subject to the North Carolina Planned Community Act (NCGS § 47F);

WHEREAS, NCGS § 47F-2-117 states that the declaration may be amended only by affirmative vote or written agreement signed by lot owners of lots to which at least sixty-seven percent (67%) of the votes in the association are allocated, or any larger majority the declaration specifies, and such approval has been obtained.

NOW THEREFORE, the Declaration for the Association is amended as follows, and shall apply all property that is subject to the Declaration (as supplemented and amended):

Article II, Property Rights, Section 3, Lease of Lots, shall be amended by replacing Section 3 in its entirety with the following language:

Section 3. Lease of Lots

- (a) For purposes of this Section, "Leasing" shall be defined as allowing occupants to reside on a Lot for any consideration. Leasing shall also include leasing with an option to purchase or contracts for deed whereby the current occupant is not the Owner of the property.
- (b) After the date of recording of this Amendment, no Owner shall lease any portion of their Lot within the community.
- (c) Occupancy by the title Owner(s) and/or their spouse, and/or other persons related to the title owner(s) and/or their spouse by blood, marriage, foster, or adoption shall not be deemed leasing. Reasonable evidence of the relationship of an Occupant to the Owner(s) shall be provided to the Association upon request.
- (d) The Association Board of Directors shall be entitled to adopt additional reasonable rules to assist in the administration of these terms.

All other terms and conditions contained in the Declaration shall remain unchanged.

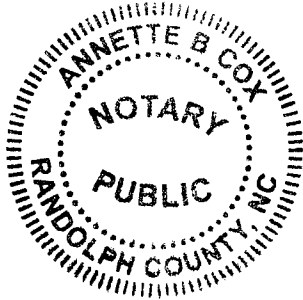
STONE RIDGE HOMEOWNERS ASSOCIATION
OF FORSYTH COUNTY, INC.

By: Charles W. Nadolski
Chuck Nadolski, President

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, a Notary Public, certify that Charles W. NADOLSKI personally came before me this day and acknowledged that he/she is President of Stone Ridge Homeowners Association of Forsyth County, Inc., and that he/she, President, being authorized to do so, executed the foregoing on behalf of Stone Ridge Homeowners Association of Forsyth County, Inc.

WITNESS my hand and official stamp or seal, this 1 day of JUNE, 2023.



Annette B. Cox
Notary Public

Annette B. Cox
Printed Name

My commission expires: 9/11/2023