

WAKE COUNTY, NC 358
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/12/2013 AT 11:58:40

BOOK:015499 PAGE:02278 - 02282

Prepared by and return to: Brian S. Edlin, Jordan Price Wall Gray Jones & Carlton, PLLC, P.O. Box 10669, Raleigh, NC 27605 *ROD Box 39*

STATE OF NORTH CAROLINA

AMENDMENT TO THE MASTER
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS
FOR RENAISSANCE PARK

COUNTY OF WAKE

THIS AMENDMENT to the Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Renaissance Park, made this 31st day of October, 2013 by AMELIA PARK, LLC, a Virginia Carolina limited liability company and AMELIA PARK 2, LLC, a Virginia limited liability company (hereinafter individually and collectively referred to as "Declarant").

WITNESSETH:

THAT WHEREAS, the Declarant caused to be recorded the Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Renaissance Park at book 12325, page 2080 of the Wake County Registry, (hereinafter, "Declaration");

WHEREAS, Article XII, Section 2 of the Declaration allows the Declarant to unilaterally amend the Declaration during the Declarant Control Period provided the amendment does not adversely affect the title to any Lot nor materially alter or change any Owner's right to use and enjoyment of his Lot or the Common Property;

NOW, THEREFORE, the undersigned does hereby declare that the Master Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Renaissance Park shall be amended as follows:

1. To amend Article X, Section 14 of the Declaration by deleting that section in its entirety and inserting in lieu thereof the following (new language appears in bold type):

“Section 14. Restrictions on Rental of Dwellings. No Dwelling shall be used for a boarding house, hotel, motel, tourist or motor court or other transient uses. It is the intent of the Declarant that all Dwellings within the Community are intended for use and occupancy by the Owner of the Dwelling. Accordingly, and notwithstanding anything contrary herein, the term “residential” as used in Section 1 of this Article specifically excludes the leasing of Dwellings in any one or more of the following instances:

- (a) by an Owner who has not regularly occupied the Dwelling as the Owner’s primary residence and has no future intent to do so;
- (b) by an Owner who has not regularly occupied the Dwelling as the Owner’s primary residence and who enters into a lease with a tenant that gives the tenant the option to purchase the Dwelling during, or at the end of, the term of the lease; or
- (c) by an Owner where the primary purpose of the ownership of the Dwelling is for commercial purposes in that the Dwelling is intended primarily for lease to tenants and not for occupancy by the Owner as the Owner’s primary residence.

Notwithstanding the foregoing restrictions on leasing of Dwellings, any model home may be leased to or by Declarant or a Class C Member, provided that such model home is not used as a residence.”

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.

IN WITNESS WHEREOF, the undersigned, Declarant herein, hereby executes this instrument by and through its duly authorized representatives and under seal this 31 day of October, ²⁰⁰2013

AMELIA PARK, LLC,
A Virginia Limited Liability Company

By: [Signature]
Title: MANAGER

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF VIRGINIA BEACH

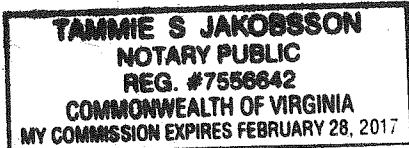
I, a Notary Public of the County and State aforesaid, certify that Raymond
Gottlieb, personally appeared before me this day and acknowledged that he is a
Manager [position] of AMELIA PARK, LLC, a Virginia Carolina limited
liability company, and that by authority duly given and as the act of the company, the foregoing
instrument was signed in its name by him as Manages [position].

Witness my hand and official stamp or seal, this 31 day of October,
200 2013

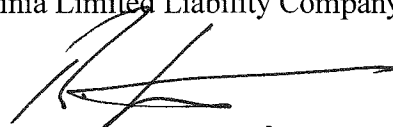
(STAMP/SEAL)

Tammie S Jakobsson
NOTARY PUBLIC

My Commission Expires: 2/28/17



AMELIA PARK 2, LLC,
A Virginia Limited Liability Company

By: 
Title: MANAGER

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF VIRGINIA BEACH

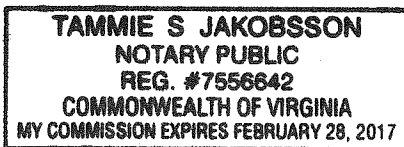
I, a Notary Public of the County and State aforesaid, certify that Raymond
Gottlieb, personally appeared before me this day and acknowledged that he is a
Manager [position] of Amelia Park 2, LLC, a Virginia Carolina limited
liability company, and that by authority duly given and as the act of the company, the foregoing
instrument was signed in its name by him as Manager [position].

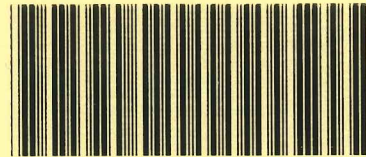
Witness my hand and official stamp or seal, this 31 day of October 2013,
200 .

(STAMP/SEAL)

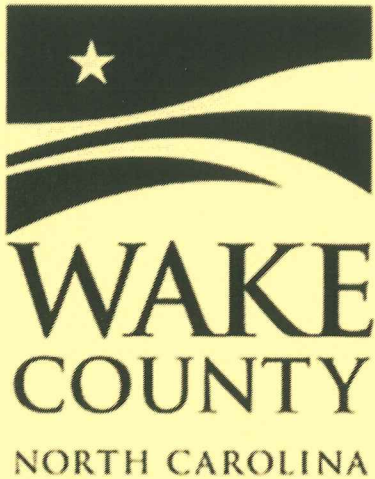

Notary Public

My Commission Expires: 2/28/17





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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

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

This Document

____ # of Time Stamps Needed

5 # of Pages
TR