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BY: ANGELA ENGLISH

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NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$147.00

NON-STANDARD DOC FEE

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
ECHO GREENS TOWNHOUSES SECTIONS I AND II**

THIS AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ECHO GREENS TOWNHOUSES SECTIONS I AND II, made this ____ day of October, 2021, by ECHO GREENS HOMEOWNERS ASSOCIATION, a North Carolina non-profit corporation, party of the first part, and the Lot Owners of Townhouses in Sections I and II of ECHO GREENS TOWNHOUSES, party of the second part.

WITNESSETH:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Echo Greens Townhouses, Sections I and II, was executed on April 18, 1985, and recorded on April 24, 1985, in Book 1285, at Page 966, of the New Hanover County Registry, which established certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section I", as shown on that Map recorded in Map Book 25, Page 16, of the New Hanover County Registry; and

WHEREAS, the said Declaration was amended by that Supplemental Declaration of Covenants, Conditions and Restrictions dated June 7, 1985, and filed June 9, 1985, and recorded in Book 1290, Page 0930, of the New Hanover County Registry, to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section II" as shown on that plat recorded in Map Book 25, Page 39, of the New Hanover County Registry; and

WHEREAS, the Executive Board of Echo Greens Homeowners Association, pursuant to a duly called and properly noticed meeting of the Executive Board, has adopted this Amendment by a majority affirmative vote and has presented it to the members of the Echo Greens Homeowners Association for the required votes to amend said Declaration as set forth below; and

WHEREAS, in compliance with the amendment procedures established in the Declaration, as amended, complying with the quorum requirements and based upon the required affirmative vote of the Lot Owners in Echo Greens Homeowners Association, as established by the By-Laws, said Owners, at a duly called and properly noticed special meeting of Lot Owners, approved said Amendment; and

WHEREAS, it is the desire of Echo Greens Homeowners Association, Inc., and the Lot Owners, that the aforementioned Declaration be amended to include a paragraph at the conclusion of ARTICLE

IX, entitled "USE RESTRICTIONS", establishing a minimal rental period for the Lot Owners at Echo Greens Homeowners Association, as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Declaration, as amended, creating Echo Greens Homeowners Association, said Declaration of Echo Greens Homeowners Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: Christy M. Larson
President

ATTEST: Tami-Lynn Wilson
Secretary



STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, Deshawn K. McGehee, a Notary Public, certify that Christy M. Larson & Tami-Lynn Wilson personally appeared before me this 5th day of April, 2022, and acknowledged that he/she is the _____ Secretary of ECHO GREENS HOMEOWNERS ASSOCIATION, a 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, sealed with its corporate seal, and attested by himself/herself as its _____ Secretary.

WITNESS my hand and official seal, this the 5th day of April, 2022.

Deshawn K. McGehee
NOTARY PUBLIC

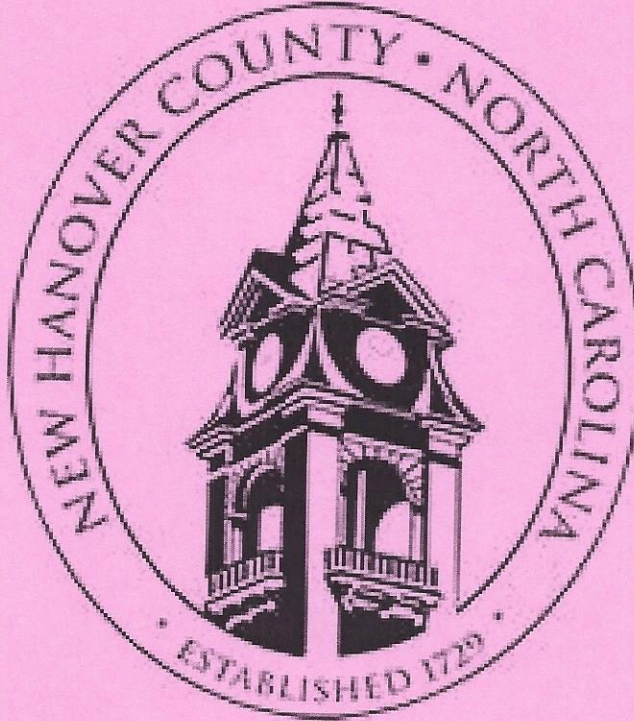
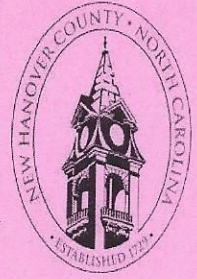
My Commission Expires:

08-22-22

TAMMY THEUSCH
PIVER
Register of Deeds

New Hanover County Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 04/05/2022 02:59:10 PM
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Recorder: ANGELA ENGLISH
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