



Presenter Stephen Sulkey Ret: IS
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Prepared by: Bonnet Way HOA, Inc.
 After Recording, Mail to: Stephen J. Sulkey, Manager
 3530 Lewis Loop Road, SE
 Bolivia, NC 28422

STATE OF NORTH CAROLINA

**AMENDMENT TO THE
 DECLARATION OF
 COVENANTS, CONDITIONS,
 AND RESTRICTIONS OF
 BONNET WAY AT FOREST
 OAKS TOWNHOMES**

COUNTY OF BRUNSWICK

WHEREAS, The DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BONNET WAY AT FOREST OAKS TOWNHOMES, was recorded on May 19th 1998, in Book 1222 at page 1327, in the office of the Register of Deeds, Brunswick County, State of North Carolina; and

WHEREAS, such Declaration under Article XII, Section 5, provides that, "The covenants and restrictions of this Declaration may be amended by an instrument signed by two-thirds (2/3) of each class of members (which votes may be cast in person or by proxy) duly recorded in the Brunswick County Register of Deeds."; and

WHEREAS, such Declaration under Article V, Section 11, first and second sentences, provides that, "The Association shall obtain insurance on the Properties including but not limited to the common areas and improvements thereon, the limited common areas, and the lots (including the buildings thereon WITH THE EXCEPTION OF PERSONAL PROPERTY, FURNISHINGS, APPLIANCES WHETHER BUILT IN OR NOT, DECORATIONS, WINDOW TREATMENTS, FLOOR COVERINGS, WALL COVERINGS, AND CELING FANS. IN ADDITION, ALL WIRING IS EXCEPTED FOR COVERAGE OTHER THAN BASIC ELECTRICAL, AND WIRING FOR TWO PHONE AND TWO CABLE JACKS."; and

WHEREAS, Bonnet Way HOA, Inc. desires to be less restrictive in the scope of coverage under the master insurance policy in effect at the time of any loss; and

WHEREAS, to accomplish this purpose ARTICLE V, Section 11, first and second sentences of the Declaration, shall be deleted and replaced with the following which shall become the first sentence of ARTICLE V, Section 11: *“The Association shall obtain insurance on the Properties including but not limited to the common areas and improvements thereon, the limited common areas, and the lots including the buildings thereon WITH THE EXCEPTION OF PERSONAL PROPERTY, FURNISHINGS, DECORATIONS, AND WINDOW TREATMENTS.”*; and

WHEREAS, the signatures of two thirds (2/3) of each class of the members of the Association have been obtained in accordance with ARTICLE XII, Section 5, as attested to by the Association President and Secretary;

NOW, THEREFORE, IT IS RESOLVED, that ARTICLE V, Section 11, is hereby amended to read as follows: *“The Association shall obtain insurance on the Properties including but not limited to the common areas and improvements thereon, the limited common areas, and the lots including the buildings thereon WITH THE EXCEPTION OF PERSONAL PROPERTY, FURNISHINGS, DECORATIONS, AND WINDOW TREATMENTS. The proceeding exceptions shall be in effect unless the then current master insurance policy does include such property, furnishings, appliances whether built in or not, decorations etcetera and so forth as above at the time of such loss. All insurance policies shall be secured by the Board of Directors or its designee on behalf of the Association with full authority, which shall obtain such insurance against (1) loss or damage by fire or other hazards normally insured against, and (2) such other risks, including public liability insurance, for projects similar in construction. However, such liability coverage shall be for at least \$1,000,000.00 for bodily injury, including deaths of person and property damage arising out of a single occurrence. Coverage under this policy shall include, without limitation, legal liability of the insured for property damage, bodily injuries, and deaths of persons in connection with the operation, or maintenance or use of the common and limited common areas and legal liability arising out of lawsuits relating to employment contracts of the Association.”*

IN WITNESS WHEREOF, I attest that this amendment has been passed by the signatures of at least two thirds (2/3) of each class of the members of Bonnet Way HOA, Inc., as per ARTICLE XII, Section 5 of the Declaration, this the 10th day of February, 2009.

Thomas Griffin (SEAL)
Thomas Griffin, President
Bonnet Way HOA, Inc.

I ATTEST, that the above signature and matter is true and correct, this the 13th day of February, 2009.

Louise Mead (SEAL)
Louise Mead, Secretary
Bonnet Way HOA, Inc.

[CORPORATE SEAL]



STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, Pamela T. Hayes, a Notary Public of the County and State aforesaid, certify that **Louise Mead**, either being personally known to me or proven by satisfactory evidence, personally came before me this day and acknowledged that she is the Secretary of The Ridge at Forest Oaks HOA, 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, sealed with its corporate seal and attested by Mary E. Davis as Secretary.

WITNESS, my hand and official seal this 13th day of February, 2009.

[Notarial Seal]



Pamela T. Hayes
Notary Public

My Commission Expires 6/26/09