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BY: SAMANTHA SPEAKER
DEPUTY



2020055500

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$30.00

Prepared by: Hewlett's Run HOA, Inc.
After Recording, Mail to: Stephen J. Sulkey, Manager
114 N. 6th Street
Wilmington, NC 28401

STATE OF NORTH CAROLINA

AMENDMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS,
AND RESTRICTIONS OF
HEWLETT'S RUN

COUNTY OF NEW HANOVER

WHEREAS, The DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HEWLETT'S RUN, a.k.a. Hewlett's Run HOA, Inc. was recorded on October 9th 1997, in Book 1976 at page 0830, in the office of the Register of Deeds, New Hanover County, State of North Carolina; and

WHEREAS, such Declaration under ARTICLE XIII, Section 5, provides that, "*The covenants and restriction of this Declaration may be amended by an instrument duly recorded in the Office of the Register of Deeds of New Hanover County signed by not less than two-thirds (2/3's) of the Owners of the Lots within the Properties; provided that no amendment shall alter any obligation to pay ad valorem taxes or assessments for public improvements, as herein provided, or affect any lien for the payment thereof established herein..*"; and

WHEREAS, such Declaration under ARTICLE VI, Section 5, subsection c provides that, "*All insurance policy premiums on the property for the benefit of the Association purchased by the Board of Directors or its designee and any deductible payable by the Association upon loss shall be a common expense and the Association shall levy against the Owners equally as an additional annual assessment (herein called "insurance Assessment), a charge which shall be in addition to the amounts provided for under Sections 3 above.*" and

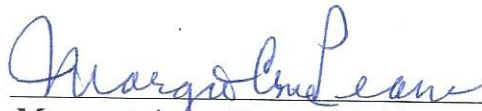
WHEREAS, the members and Board of Directors of Hewlett's Run desires to modify ARTICLE VI, Section 5, subsection c; and

WHEREAS, to accomplish this purpose ARTICLE VI, Section 5, subsection c, shall read, "All insurance policy premiums on the property for the benefit of the Association purchased by the Board of Directors or its designee and any deductible payable by the Association upon loss shall be a common expense in the event of an Act of God and the Association shall levy against the Owners equally as an additional annual assessment (herein called "insurance Assessment), a charge which shall be in addition to the amounts provided for under Sections 3 above. Upon any loss that is not an Act of God the deductible shall be assessed to the unit or units suffering loss and prorated to the proportion of the total loss suffered by all units which suffer loss." and

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

NOW, THEREFORE, IT IS RESOLVED, that ARTICLE VI, Section 5, subsection c, is hereby amended to read as follows: "All insurance policy premiums on the property for the benefit of the Association purchased by the Board of Directors or its designee and any deductible payable by the Association upon loss shall be a common expense in the event of an Act of God and the Association shall levy against the Owners equally as an additional annual assessment (herein called "insurance Assessment), a charge which shall be in addition to the amounts provided for under Sections 3 above. Upon any loss that is not an Act of God the deductible shall be assessed to the unit or units suffering loss and prorated to the proportion of the total loss suffered by all units which suffer loss."

IN WITNESS WHEREOF, I attest that this amendment has been passed by the signatures of at least two-thirds (2/3rds) of each class of the members of Hewletts Run Townhouse Subdivision, Phase I, as per ARTICLE XIII, Section 5 of the Declaration, this the 23rd day of December, 2020.

 (SEAL)
Margaret Anne Pearce, President
Hewlett's Run

I ATTEST, that the above signature and matter is true and correct this the 22nd day of December, 2020.

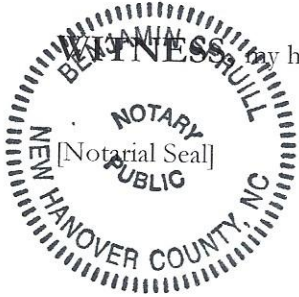
 (SEAL)
Sonya Beacham, Secretary
Hewlett's Run

[CORPORATE SEAL]

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Benjamin Spruill, a Notary Public of the County and State aforesaid, certify that **Sonya Beacham**, 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 Hewlett's Run 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 Sonya Beacham as Secretary.

Witness my hand and official seal this 22 day of December, 2020.



My Commission Expires: December 30, 2024

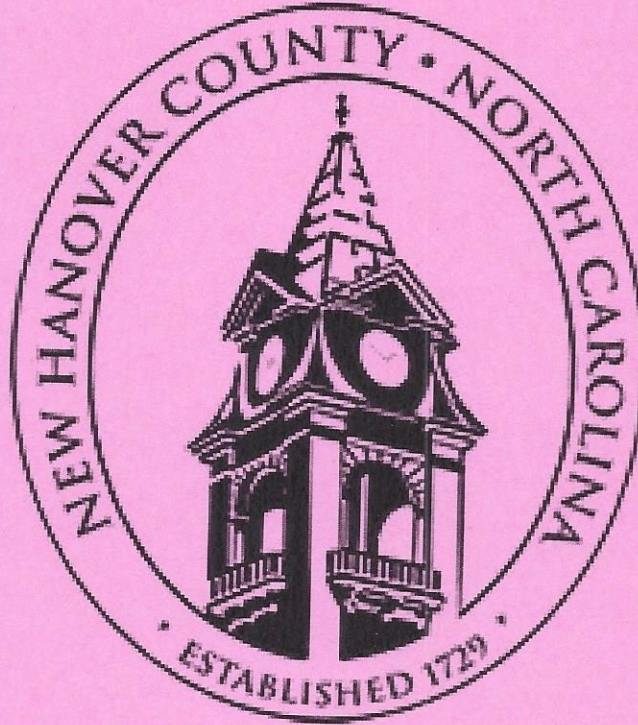

Notary Public

COPY OF VOTES ATTACHED

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
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