

Register of Deeds
Sharon A. Davis
Durham County, NC

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AMD - AMENDMENT

Fee: \$26.00 Excise Tax: \$0

INSTRUMENT #2025136493

Kelvin Williams

Prepared by and return to:
Michael R. Ganley, Attorney, Bagwell Holt Smith P.A.,
111 Cloister Court, Ste. 200, Chapel Hill, NC 27514

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR WELDON DOWNS**

This Amendment to Declaration of Covenants, Conditions and Restrictions for Weldon Downs (this "Amendment"), is made this 9th day of June, 2025, by **Weldon Downs Townhome Association, Inc.**, a North Carolina non-profit corporation, hereinafter referred to as the "Association". The Association states and declares as follows:

A. A Declaration of Covenants, Conditions and Restrictions for Weldon Downs was recorded June 27, 2008 at Book 5998 Page 877, Durham County Register of Deeds (the "Declaration").

B. Article XII, Section 3 of the Declaration provides, in pertinent part, that the Members representing seventy-five percent (75%) of each class of Members and of the total votes of the Association may amend the Declaration.

C. Greater than seventy-five percent (75%) of the Members have provided their written approval to the Association of this Amendment.

D. The Association now desires to amend the Declaration.

THEREFORE, the Association hereby amends the Declaration as follows:

1. The first paragraph of Article V, Section 1 of the Declaration is deleted in its entirety and replaced with the following:

The Board, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance for all insurable improvements on the Units and Common Area insuring against all risks of direct physical loss commonly insured against, including fire and extended coverage perils. All such insurance shall be in such form as the Board deems appropriate. If blanket all-risk coverage is not reasonably available, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. This insurance shall be in an amount sufficient to cover one hundred percent (100%) of the replacement cost of such improvements at the time of the insurance is purchased and at each renewal date, exclusive of land,

excavations, foundations and other items normally excluded from property policies, in the event of damage or destruction from any insured hazard. This coverage shall not, however, include any improvements or betterments installed by an Owner or any of the personal property belonging to an Owner, whether or not located inside a Unit.

- 2. Except as amended herein, all terms and provisions of the Declaration remain unmodified. As amended herein, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Declaration to be executed, as of the date first stated above.

WELDON DOWNS TOWNHOME ASSOCIATION, INC.,
a North Carolina non-profit corporation

By: Laurel K. Matthes
Name: Laurel K. Matthes
Its: President

NORTH CAROLINA
COUNTY OF ORANGE

I, Aaron Michael Rosby, a Notary Public, do hereby certify that Laurel K. Matthes, personally came before me and acknowledged that he is President of Weldon Downs Townhome Association, Inc., a North Carolina non-profit corporation, and that s/he, as President, being authorized to do so executed the foregoing on behalf of the non-profit corporation.

Aaron M. Rosby
Official Signature of Notary Public

Date: June 9, 2025

Aaron M. Rosby
Notary's Printed or Typed Name, Notary Public
My commission expires: January 26th, 2030

(Official Seal)

