

BK 3137 PG 591 - 592 (2)

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AMENDMENT TO RESTRICTIONS

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Lincoln County North Carolina
Danny R. Hester, Register of Deeds

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picked up SCOTT KNOX
STATE OF NORTH CAROLINA

LINCOLN COUNTY

AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
VERDICT RIDGE SUBDIVISION

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VERDICT RIDGE SUBDIVISION ("Amendment") is made and entered into as of the ___ day of February, 2022, by H. EDWARD KNOX and wife FRANCES S. KNOX (together, "Declarant").

STATEMENT OF PURPOSE

Verdict Ridge ("Subdivision") is subject to that certain Declaration of Covenants, Conditions and Restrictions originally recorded at Deed Book 1099, Page 247, which were re-recorded at Deed Book 1669, Page 427, both of which were replaced by restrictive covenants recorded at Deed Book 1901, Page 245 (the "Declaration"). Pursuant to Section 3(a) of Article XIII of the Declaration, the Declarant is authorized to amend the Declaration from time to time without the consent of any other person or entity during the period of Declarant control as described in the Declaration. At the time of this Amendment, the period of Declarant control is still effective and the Declarant retains the legal authority to amend the Declaration without the consent of any other person or entity. The purpose of this amendment is to extend the period of Declarant control and to amend the identity of the Declarant.

NOW THEREFORE, pursuant to the Declarant's right to amend as set forth in the Declaration, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declarant hereby amends the Declaration as follows:

1. Definition of "Declarant". The first sentence of the Declaration and Article I, Section 12 are hereby amended to add VERDICT RIDGE DEVELOPMENT COMPANY, LLC, a North Carolina limited liability company, as a Declarant jointly and severally with H. Edward Knox and wife Frances S. Knox, who shall also remain as Declarants, jointly and severally.

2. Membership and Voting Rights. Article III, Section 2(b)(ii) is hereby amended to read as follows:


(ii) Fifteen (15) years from and after the date this Amendment is filed.

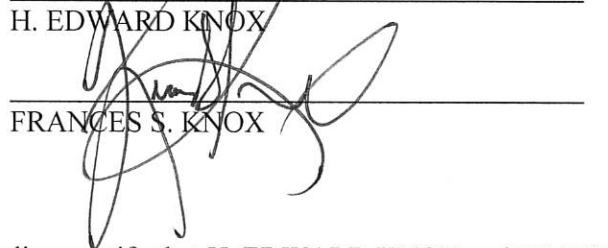
3. Amendment by Declarant. Article XIII, Section 3(a) is hereby deleted and replaced in its entirety with the following:

(a) By Declarant. Declarant hereby reserves unto itself, its successors and assigns, the right to amend this Declaration and the Bylaws of the Association through and including fifteen (15) years from and after the date this Amendment is filed, unless prior to such date the Declarant relinquishes such right in writing recorded in the Lincoln County Registry.

4. Miscellaneous. Except as specifically set forth herein, the Declaration shall remain in force as written and is hereby ratified and affirmed by the parties hereto. The provisions hereof touch and concern the Property as described in the Declaration and are intended to run with the land and encumber all of the Property in perpetuity. To the extent that the addition of Verdict Ridge Development Company, LLC may be considered an assignment of declarant's rights, this document is executed by both the assignor and the assignee of the same in accordance with N.C.G.S. 47F-3-104(a).

IN WITNESS WHEREOF, the Declarant and Verdict Ridge Development Company, LLC have caused this Amendment to be duly executed by authority duly granted as of the date first above written.

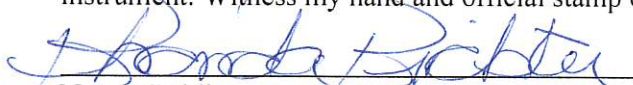


H. EDWARD KNOX


FRANCES S. KNOX

STATE OF NORTH CAROLINA
LINCOLN COUNTY

I, a Notary Public of Lincoln County, North Carolina, certify that H. EDWARD KNOX and FRANCES S. KNOX personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of February, 2022.




Notary Public

My commission expires: 5/4/25

[AFFIX NOTARIAL SEAL]



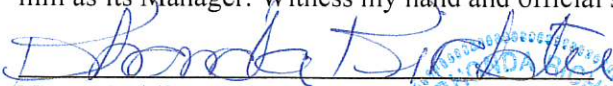
VERDICT RIDGE DEVELOPMENT COMPANY,
LLC, a North Carolina limited liability company

By: 

Scott Knox, Manager

STATE OF NORTH CAROLINA
LINCOLN COUNTY

I, a Notary Public of Lincoln County, North Carolina, certify that Scott Knox personally came before me this day and acknowledged that he is Manager of Verdict Ridge Development Company, LLC, and that by authority duly given and as the act of the company, the foregoing instrument was executed by and through him as its Manager. Witness my hand and official stamp or seal, this 17th day of February, 2022.



Notary Public

My commission expires: 5/4/25

[AFFIX NOTARIAL SEAL]

