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FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
03/04/2024 04:55:57 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3795
PG: 2697 - 2701

Second Amendment of Covenants of The Village at Fair Oaks

Prepared by: David T. Kasper, Attorney at Law

This Second Amendment to Declaration of Covenants Conditions and Restrictions for The Village at Fair Oaks (the "Amendment") is made as of this 4 day of March, 2024.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions (the "Covenants") was duly recorded in **Forsyth County Register of Deeds in Book 2686 at Page 3323-3365** on August 17, 2006; and

WHEREAS, the First Amendment to the Declaration of Covenants, Conditions and Restrictions (the "Covenants") was duly recorded in the **Forsyth County Register of Deeds in Book 3750 at Page 3017** on April 25, 2023; and

WHEREAS, the Covenants, in Article XI, Section 2, provide that the Covenants may be amended by affirmative vote of at least seventy percent (70%) of the Owners during the first thirty (30) year period if the Declarant grants its written consent; and

WHEREAS, greater than seventy percent of the Village Owners desire to amend the Covenants for the benefit of all of the lot owners of The Village at Fair Oaks, both present and future; and

WHEREAS, the Declarant, by joining in the execution of this Amendment, hereby acknowledges and grants its consent to the amendment.

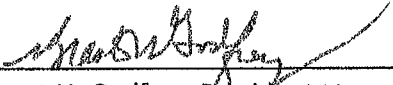
NOW, THEREFORE, pursuant to the authority above identified and cited, the Covenants are hereby AMENDED in the following manner:

The attached "Exhibit C," which is 1 page, contains the amendments to Article VI, Section 3, Paragraph (O). This amendment includes additions which are paragraphs (O1), (O2), and (O3), which shall be henceforth deemed to be a part of the original Declaration and shall be enforceable as of the date of recording of this amendment. Further, this amendment is in addition to and is not inconsistent with the master Declaration of Covenants Conditions and Restrictions recorded in Book 2672, Page 441, of the Forsyth County Registry.

IN TESTIMONY WHEREOF, the undersigned Declarant, acting pursuant to the authority above recited, has caused this Amendment to be executed under seal and in such form as to be legally binding, effective the day and year first above written.

[Separate Execution Page Follows]

FAIR OAKS ASSOCIATES, L.L.C.

 (SEAL)
By: Brant H. Godfrey, President Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

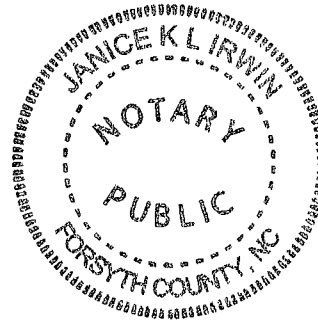
I, Janice K.L. Irwin, a Notary Public of Forsyth County, North Carolina, certify that Brant H. Godfrey personally came before me this day and acknowledged that he is the Manager of FAIR OAKS ASSOCIATES, L.L.C., a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its manager.

Date: March 4, 2024


Signature of Notary Public

Notary's printed or typed name: Janice K.L. Irwin

My commission expires: August 7, 2027.



THE VILLAGE AT FAIR OAKS HOMEOWNERS ASSOCIATION, INC.

Steven Harris (SEAL)
By: Steven Harris, President

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Melanie J. Snow, a Notary Public of Forsyth County, North Carolina, certify that Steven Harris personally came before me this day and acknowledged that he is the President of THE VILLAGE AT FAIR OAKS HOMEOWNERS ASSOCIATION, 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.

Date: 3/4/2024

Melanie J. Snow
Signature of Notary Public

Notary's printed or typed name: Melanie J. Snow

My commission expires: 11/21/2027



Exhibit C

No solar collectors may be erected or placed that are visible by a person on the ground:

- (O1) On the façade of a structure that faces areas open to common or public access;
- (O2) On a roof surface that slopes downward toward the same areas open to common or public access that the façade of the structure faces; or
- (O3) Within the area set off by a line running across the façade of the structure extending to the property boundaries on either side of the façade, and those areas of common or public access faced by the structure.

Exhibit D

Certificate of Validity

The Board of Directors of THE VILLAGE AT FAIR OAKS HOMEOWNERS ASSOCIATION, INC., by and through its President, hereby certify that this amendment has been approved by the Village Owners of the required number of Village Lots as provided in Section 2 of Article XI of the Declaration of Covenants Conditions and Restriction for the Villages at Fair Oaks.

THE VILLAGE AT FAIR OAKS HOMEOWNERS ASSOCIATION, INC.

Steven Harris (SEAL)

By: Steven Harris, President

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Melanie J. Snow, a Notary Public of Forsyth County, North Carolina, certify that Steven Harris personally came before me this day and acknowledged that he is the President of THE VILLAGE AT FAIR OAKS HOMEOWNERS ASSOCIATION, 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.

Date: 3/4/2024

Melanie J. Snow
Signature of Notary Public

Notary's printed or typed name : Melanie J. Snow

My commission expires: 11/21/2027

