

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
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DECL

Return to: P.O. Box 10669, Raleigh, NC 27605, Attn: Lori P. Jones

STATE OF NORTH CAROLINA

AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR GARRETT  
FARMS SUBDIVISION

COUNTY OF DURHAM

THIS AMENDMENT to the Declaration of Covenants, Conditions, and Restrictions for Garrett Farms Subdivision is made this 21<sup>st</sup> day of February, 2018, by the owners of not less than two-thirds (2/3) of the lots within Garrett Farms Subdivision.

WITNESSETH:

WHEREAS, a Declaration of Covenants, Conditions, and Restrictions for Garrett Farms Subdivision was recorded in Book 1398, Page 719 of the Durham County Registry (the "Declaration"); and

WHEREAS, Article XVII of the Declaration states that the Declaration may be amended by the owners of not less than two-thirds (2/3) of the lots, and that the instrument amending the Declaration shall be certified by the Board of Directors of the Garrett Farms Homeowners Association and recorded in the Durham County Registry; and

WHEREAS, owners of not less than two-thirds (2/3) of the lots desire to amend the Declaration as set forth herein, as evidence by the certification attached hereto;

NOW, THEREFORE, the undersigned does hereby declare that the Declaration of Covenants, Conditions, and Restrictions for Garrett Farms Subdivision is amended as follows:

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Submitted electronically by "Jordan Price Wall Gray Jones & Carlton"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

1. Article VIII of the Declaration is amended by adding the following new Sections at the end of Article VIII:

In addition to the prohibitions and exceptions set out above, the following signs are allowed under the conditions and limitations as stated herein. Unless specifically allowed under this Article VIII, all other signs are prohibited on any Lot, window, fence, wall, garage or anywhere on the premises within the Garrett Farms Subdivision community:

- (a) Professional security signs may be posted on a lot and/or in a window. The Board shall have the right to enact reasonable rules and regulations governing the number and size of such signs.
- (b) Electronic pet containment system signs may be posted on a lot and/or in a window. The Board shall have the right to enact reasonable rules and regulations governing the number and size of such signs.

2. Except as amended hereinabove, the remaining portions of the Declaration are and shall remain unchanged and in full effect. This Amendment to Declaration of Covenants, Conditions, and Restrictions for Garrett Farms Subdivision shall be effective from the date of its recording in the Durham County Registry.

*[Signature Page to Follow]*

CERTIFICATE OF VALIDITY OF AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR GARRETT FARMS SUBDIVISION

By authority of its Board of Directors, Garrett Farms Homeowners Association hereby certifies that the foregoing instrument has been duly approved by owners of not less than two-thirds (2/3) of the lots and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions, and Restrictions for Garrett Farms Subdivision.

GARRETT FARMS HOMEOWNERS ASSOCIATION

By: David Roman  
President

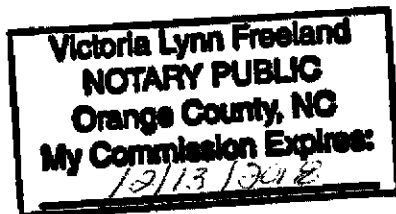
STATE OF NORTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF DURHAM

I, Victoria Lynn Freeland, a Notary Public of the County and State aforesaid, certify that David Roman, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature on the record presented is his/her signature and that he/she voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated and with full authority to do so.

Witness my hand and official stamp or seal, this 21<sup>st</sup> day of February, 2018.



Victoria Lynn Freeland  
Notary Public

Victoria Lynn Freeland  
Printed Name

My Commission Expires: 12/13/2018