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Scotland County, NC
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Prepared by and return to:
Sara C. Simmons, Ph.D., Vice President of the Board of Directors
Deercroft Subdivision Homeowners and Recreation Association, Inc.
29960 Deercroft Drive, Wagram, NC 28396

**AMENDMENTS TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
DEERCROFT SUBDIVISION HOMEOWNERS
AND RECREATION ASSOCIATION, INC.**

This Amendment to Declaration of Restrictive Covenants for Deercroft Subdivision (this "Amendment"), is made this 14th day of April, 2021, by Deercroft Subdivision Homeowners and Recreation Association, Inc., a North Carolina non-profit corporation, hereinafter referred to as the "Association". The Association states and declares as follows:

- A. The Association executed a Declaration of Restrictive Covenants for Deercroft Subdivision dated December 29, 2004 and recorded December 31, 2004 at Book 957 Page 253, Scotland County Register of Deeds (the "Declaration").
- B. Section 11.1 of the Declaration provides, in pertinent part, that the Declaration may be amended by:
 - a. Transmitting the proposed amendment in writing to all current Owners;
 - b. Calling a special meeting of the Owners for a date not sooner than ten (10) days nor later than fifty (50) days from the date of the notice;
 - c. Giving each Owner written notice of such special meeting, stating the time and place, and reciting the proposed amendment in reasonably detailed form, or accepting an Owner's written waiver of notice;
 - d. Approving the proposed amendment by an affirmative vote or proxy of sixty seven percent (67%) or more of the votes of the Members entitled to vote;
 - e. Transcribing and certifying the proposed Amendment by two (2) officers of the Association.
- C. The Amendment procedure of Section 11.1 of the Declaration has been satisfied.
- D. The Association now desires to amend the Declaration.

THEREFORE, the Association hereby amends the Declaration as follows:

1. The following definitions are added to ARTICLE TWO: DEFINITIONS:

“Guest” - shall mean and refer to persons who are invited into the Deercroft Community by the Owner or resident Immediate Family. This term shall include Immediate Family who are not living in the same household as the Owner, as defined below.

“Immediate Family” - shall mean and refer to related persons who reside in a Dwelling Unit with the Owner. This term includes a spouse, parent, child, brother, sister, grandparent, or grandchild, as well as the step, half, in-law, and foster relationships. Immediate Family who are not living in the same household as the Owner are considered to be “Guests” for the purposes of this Declaration. Relatives, other than Immediate Family as specified herein, whether in residence or not, are considered to be “Guests” for the purposes of this Declaration.

“Leasing and/or Renting” - shall mean and refer to the regular, exclusive occupancy of a Dwelling Unit within The Properties by any person, other than the Owner, for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument.

“Tenant” - shall mean and refer to persons who have a lease/rental agreement (or other legal means of transferring the right to use a Dwelling Unit located within The Properties) with the Owner for a term of occupancy of ninety (90) days or longer. Under such an arrangement, the Owner does not live in the Dwelling Unit with the Tenant.

2. The following is added as Section 5.25 of the Declaration:

Section 5.25. Occupancy Restrictions. The Owner must notify the Association’s office when a Dwelling Unit is being Leased and/or Rented. However, in no case shall the term of such Leasing and/or Renting of a Dwelling Unit be shorter than ninety (90) days.

3. ARTICLE SEVEN: PROPERTY RIGHTS IN THE COMMON PROPERTIES, Section 7.2 Delegation of Use, is revised as follows:

Subject to the provisions of Section 7.3 [Title to Common Properties], the Owner may delegate rights of enjoyment of the Common Properties and the Facilities to the Owner’s Immediate Family and the Owner’s Guests when they are accompanied by the Owner or by the Owner’s Immediate Family. Delegation of rights to enjoyment of the Common Properties and the Facilities to Renters will be delayed at least 30 days and are subject to approval by the Board of Directors of the Association. The Owner must notify the Association’s office when a Dwelling Unit is being Leased and/or Rented.

[The Remainder of this Page Intentionally Left Blank.]

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

DEERCROFT SUBDIVISION HOMEOWNERS
AND RECREATION ASSOCIATION,
a North Carolina non-profit corporation

By (signature): Geri Stanton

Name (print): Geri Stanton

Its (position): President

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

I, Cynthia S. Williams, a Notary Public, do hereby certify that
Geri Stanton personally came before me and acknowledged their title
as President of Deercroft Subdivision Homeowners and Recreation
Association, a North Carolina non-profit corporation, and that, as President,
being authorized to do so executed the foregoing on behalf of the non-profit corporation.

Cynthia S. Williams
Official Signature of Notary Public

Date: April 12, 2021

Cynthia S. Williams
Notary's Printed or Typed Name, Notary Public

My commission expires: 08/25/2024



**CERTIFICATION OF VALIDITY OF AMENDMENTS TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
DEERCROFT SUBDIVISION HOMEOWNERS
AND RECREATION ASSOCIATION, INC.**

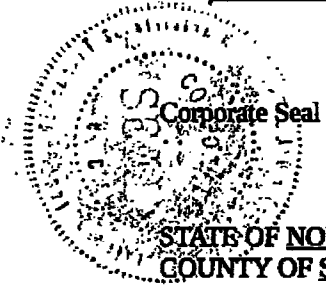
By the authority of its Board of Directors, The Deercroft Subdivision Homeowners and Recreation Association, Inc., hereby certifies that the foregoing instrument has been duly adopted and approved by the requisite percentage of Owners of Deercroft Subdivision Homeowners and Recreation Association and is, therefore, a valid amendment to the existing covenants, conditions and restrictions of the Deercroft Subdivision.

As of the 12 day of April, 2021,
Deercroft Subdivision Homeowners and Recreation Association, Inc.

ATTEST

BY: Gerri Stanton
President

BY: Beth Ammons
Secretary



STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

I, Cynthia S. Williams a notary public hereby certify that Gerri Stanton and Beth Ammons personally came before me this day and acknowledged that they are the President and Secretary of the Deercroft Subdivision Homeowners and Recreation Association, Inc., a North Carolina non-profit corporation, and that by the authority duly given and as the act of said corporation, the foregoing instrument was signed in its name by its President and Secretary, sealed with its corporate seal, and attested by them as its President and Secretary.

WITNESS my hand and notarial stamp or seal, this 12th day of April, 2021

Cynthia S. Williams
Notary Public

My commission expires: 08/25/2024

