



2022020328 00072

FORSYTH CO, NC FEE \$26.00

PRESENTED & RECORDED:

04-28-2022 11:20:44 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3691

PG: 2512-2514

BK: R 8609

PG: 273-275

RECORDED:

04-28-2022

12:19:34 PM

BY: MARY BROWN

DEPUTY-GB



2022027566

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

NORTH CAROLINA

GUILFORD COUNTY

FORSYTH COUNTY

**AMENDMENT OF DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR JOYCE COMMONS**

3/B

THIS AMENDMENT TO DELCARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JOYCE COMMONS (the "Amendment") is made this ____ day of June, 2022, by **Clayton Properties Group, Inc**, a Tennessee corporation (the "Declarant"), pursuant to the provisions of Chapter 47F of the North Carolina General Statutes, entitled the "North Carolina Planned Community Act", and Article IX, Section (4) of the Declaration of Covenants, Conditions and Restrictions for Joyce Commons.

BACKGROUND STATEMENT

[Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Declaration]

THAT WHEREAS, Clayton Properties Group, Inc ("Clayton"), as Declarant, caused to be recorded in Book 8455, Page 478, and Book 8472, page 2192 Guilford County Registry, and in Book 3612, page 1585 and Book 3621, page 1960, Forsyth County Registry a Declaration of Covenants, Conditions and Restrictions for Joyce Commons (the "Declaration"), which Declaration established certain covenants and conditions for the real property described therein and the property subsequently annexed therein; and

WHEREAS, Pursuant to Article IX, Section (4) of the Declaration, the Declaration may be amended by the Declarant as long as the Declarant owns any Lot in the Joyce Commons development by executing and recording an Amendment to the Declaration in accordance with said Article; and

WHEREAS, the Declarant is the owner of Lots in the Joyce Commons development and wishes to amend the terms of the Declaration, as set forth herein.

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

Return To:

Kim Nichols

221 Jonestown Rd

Winston-Salem, NC 27104

Original to: Kim Nichols

3. **Ratification of Declaration.** All the terms of the Declaration, whether or not expressly modified herein, shall be construed to give effect to the Amendment contained herein, and such Amendment shall supersede conflicting terms of the Declaration. In all other respects, the Declaration shall continue in full force and effect in accordance with its terms, except as expressly amended and supplemented by this Amendment, and is hereby ratified and affirmed by the Declarant.

4. **Covenants Running with the Land; Binding Nature.** This Amendment and the Declaration, as amended from time to time, and the rights and obligations thereunder, shall run with title to the any Lot and shall be appurtenant thereto, and shall bind and inure to the benefit of the Declarant and subsequent owners of the Lots, and their respective heirs, successors and assigns.

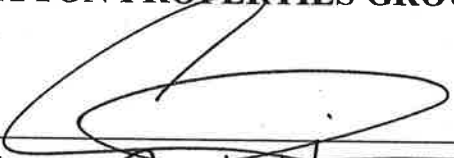
5. **Governing Law:** This Amendment and the Declaration and any controversy or claim arising out of or relating to this Amendment or the Declaration shall be governed by, interpreted and construed in accordance with the laws of the State of North Carolina, without giving effect to the principles of conflicts of laws.

IN WITNESS WHEREOF, the Declarant has executed this Amendment effective as of the day and year first above written.

CLAYTON PROPERTIES GROUP, INC.

By:

Title:


Vice President / Market Manager

Notary Page to follow

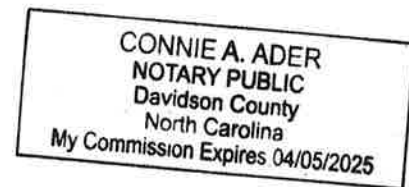
STATE OF NORTH CAROLINA
FORSYTH COUNTY

I certify that Chris R Irabnet, as VP/Market Manager of Clayton Properties Group, Inc, personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Today's Date: 4/28, 2022.

Connie A Ader

[Notary's signature as it appears on seal]



My commission expires: 4/5/, 2025