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Return to: Brian S. Edlin, Jordan Price Wall Gray Jones & Carlton, PLLC, PO Box 10669, Raleigh, North Carolina 27605

AMENDMENT TO THE MASTER DECLARATION  
OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR SOUTHERN VILLAGE

THIS AMENDMENT to the Master Declaration of Covenants, Conditions and Restrictions of Southern Village, is made this 18<sup>th</sup> day of March, 2024 by the members of the Southern Village Master Association, Inc. (hereinafter, "the Master Association"),

WITNESSETH:

THAT WHEREAS, the original Declarant caused to be recorded on 25<sup>th</sup> day of July, 1994, a Master Declaration of Covenants, Conditions and Restrictions of Southern Village in Book 1271, Page 165 in the Orange County Registry, (hereinafter, "Declaration"); and

WHEREAS the aforesaid Declaration has been amended on multiple prior occasions; and

WHEREAS, Article VIII, Section 3 of the Declaration provides that such Declaration may be amended at this time by the execution of this Amendment by not less than seventy-five percent (75%) of the members of the Master Association with such members vote being expressed as a percentage based on each \$100 in annual assessments paid to the Master Association as set forth in Article V, Section 5 of the Declaration. This amendment shall become effective upon recordation in the Orange County Registry.

NOW, THEREFORE, the undersigned, who collectively comprise at least 75% of the members of the Master Association expressed as a percentage based on each \$100 in annual assessments paid to the Master Association, do hereby agree and declare that Article III of the

Master Declaration of Covenants, Conditions and Restrictions of Southern Village shall be further amended by the creation of a new Section 23 as follows:

23. No gasoline powered leaf blowers shall be operated at any time by any Owner of any real property in any part of Southern Village or Sub-Association, nor shall such Owner allow their tenants or contractors to do so. Each Owner shall be strictly and vicariously liable for their tenant or contractor's violation of this provision. The property Owner shall be assessed a fine of up to \$500 for each violation of this Section 23 which may be recorded and enforced as a lien against the real property in the same manner as any other fine or assessment authorized by this Master Declaration pursuant to, inter alia, N.C.G.S. §47F-3-107.1. This paragraph shall not apply to any Sub-association whose board of directors has not consented to this amendment.

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*SIGNATURE PAGES ARE ATTACHED HERETO FOR EACH MEMBER*

SOUTHERN VILLAGE HOMEOWNERS  
ASSOCIATION, INC.

By: [Signature]  
Kevin Kelly, President

STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF ORANGE

I, Melinda L. Boyd, a Notary Public of the County and State aforesaid, certify that Kevin Kelly personally came before me this day and acknowledged that he is the President of the Southern Village Homeowners Association, Inc., a North Carolina non-profit corporation, and as the act of the corporation, the foregoing instrument was signed in its name by its President.

Witness my hand and official stamp or seal, this 18 day of March, 2024.

Melinda L. Boyd  
Notary Public Signature

My commission expires: 06/13/2028


(seal)



CERTIFICATION OF VALIDITY OF AMENDMENT TO THE MASTER DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTHERN VILLAGE

This Amendment to the Master Declaration of Covenants, Conditions and Restrictions was delivered to me by the Board of Directors of the Southern Village Homeowners Association having been duly approved by its members. The undersigned hereby certifies that the foregoing instrument has been duly approved by not less than seventy-five percent (75%) of the members of the Master Association with such members vote being expressed as a percentage based on each \$100 in annual assessments paid to the Southern Village Homeowners Association, and is, therefore, a valid amendment to the existing Master Declaration of Covenants, Conditions and Restrictions of Southern Village.

SOUTHERN VILLAGE MASTER ASSOCIATION, INC.

By:   
DR Bryan, as its Assistant Secretary

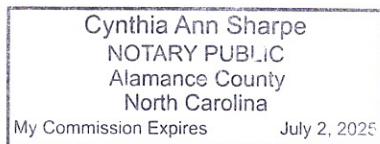
STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF ORANGE

I, Cynthia Ann Sharpe, a Notary Public of <sup>Alamance</sup>~~the~~ County and State aforesaid, certify that DR Bryan personally came before me this day and acknowledged that he is Assistant Secretary of Southern Village Master Association, Inc., a North Carolina non-profit corporation, and as the act of the corporation, the foregoing instrument was signed in its name by DR Bryan as its Assistant Secretary.

Witness my hand and official stamp or seal, this 19<sup>th</sup> day of March, 2024.



(seal)

Cynthia Ann Sharpe  
Notary Public Signature  
My commission expires: 07/02/2025