

ORANGE COUNTY
NORTH CAROLINA

This instrument was prepared by
and return to: Philip S. Adkins
Eagen, Eagen & Adkins
3100 Tower Boulevard, Suite 1104
Durham, NC 27707 (919) 490-1900

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CANTERBURY

THIS AMENDMENT, made on the date hereinafter set forth by a vote of the owners of said units in Accordance with Article IX of the original declaration.

BACKGROUND INFORMATION

The Declaration of Covenants, Conditions and Restrictions for Canterbury is dated March 25, 1985 and is recorded in Book 509, Page 563, Orange County Registry. Article IX allows the Declaration to be amended in the first twenty (20) years by an instrument approved by not less than ninety-percent (90%) of the Lot owners.

AMENDMENT

The Declaration is hereby amended as follows:

1. By deleting the first sentence of Article V, Section 2, and substituting in lieu thereof the following:

The Board of Directors shall maintain insurance coverage on the physical structures of Canterbury Townhomes as well as all improvements and personal property included in the Common Area. Such properties shall be insured in an amount equal to at least one hundred percent (100%) of their insurable replacement value as determined annually by the Association with the assistance of the insurance company underwriting the coverage. The "physical structures" include all walls, specifically including all fixtures and improvements of the type originally included at the time of sale.

2. By deleting Article VII in its entirety and substituting therefore the following:

Each wall which is built as a part of the original construction of the residential structure upon the properties and placed on the dividing lines between two (2) adjoining lots and all reconstruction or extensions of such walls, shall constitute party walls and shall be maintained by the Association. In the event that the need for maintenance or repair of a party wall is caused through the willful or negligent acts of an owner or his family, tenants, contract purchasers, guests, or invitees, or is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles, or smoke, as the foregoing are defined and explained in the North Carolina standard fire and extended coverage insurance policies, the cost of such maintenance, replacement, or repairs shall be added to and become a part of the assessments to which the owner's lot is subject.

CERTIFICATION OF VALIDITY OF AMENDMENT TO COVENANTS,
CONDITIONS AND RESTRICTIONS OF
CANTERBURY

By authority of its Board of Directors, Canterbury Townhouse Homeowner's Association, Inc., hereby certifies that the foregoing instrument has been duly approved by the Owners of 90% percent of the Lots of Canterbury and is, therefore, a valid amendment to the existing Covenants, Conditions and Restrictions of Canterbury.

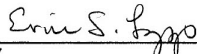
This the 24th day of July, 1995.

CANTERBURY TOWNHOUSE HOMEOWNER'S
ASSOCIATION, INC.



President

ATTEST:



Secretary

Corporate seal

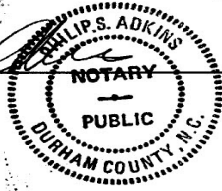
STATE OF NORTH CAROLINA

DURHAM COUNTY

I, Philip S. Adkins, Notary Public for said County and State, certify that Erin S. Lopp personally came before me this day and acknowledged that she is the Secretary of Canterbury Townhouse Homeowners Association, Inc., a 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, sealed with its corporate seal, and attested by herself as its Secretary.

Witness my hand and official seal, this the 24th day of July, 1995.

Philip S. Adkins
Notary Public



My Commission expires: 1/6/98

State of North Carolina-Orange County

The foregoing certificate(s) of _____

Philip S. Adkins

A Notary (Notaries) Public for the Designated Governmental units is (are) certified to be correct. See Filing certificate herein. This the 24th day of July, A.D. 1995

Betty June Hayes
Register of Deeds

Betty June Hayes
By: Assistant Deputy
Register of Deeds

FILED
26 JUL 1995, at 12:35:04PM
Book 1371, Page 525 - 527
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

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