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Doc No: 30094689
Recorded: 10/17/2023 08:58:18 AM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$0.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6829 PG 2376 - 2378 (3)

Anna Wood

9874-08-3880.001-1023
Kee

After recording, return to: Brian S. Edlin, P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA

AMENDMENT TO DECLARATION OF
CONDOMINIUM OF 515 CHURTON
CONDOMINIUM

COUNTY OF ORANGE

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF 515 CHURTON CONDOMINIUM ("Amendment") is made and entered into this 17 day of October 2023 by **515 CHURTON CONDOMINIUM OWNERS ASSOCIATION, INC.**, a North Carolina corporation (hereinafter referred to as the ("Association"), and the requisite number of Owners and Members of the Association voting in favor of the Association.

RECITALS:

A. The Association is the homeowners association for 515 Churton Condominiums (the "Condominium") in Orange County, North Carolina, and, as such, is responsible for administering the affairs of the Association pursuant to that certain Declaration of Condominium of 515 Churton Condominium recorded in Book 6568, Page 96, Orange County Registry, as amended and supplemented (the "Declaration").

B. The Declaration may be amended of not less than sixty seven percent (67%) of the votes allocated to all Units subject to this Declaration.

C. The Owners desire to amend the Declaration to make the Association responsible for the maintenance, service, repair and replacement, when necessary, of exterior windows and doors:

NOW, THEREFORE, the undersigned does hereby declare that the Declaration of Condominium of 515 Churton Condominium shall be amended as follows:

1. Incorporation of Recitals. The foregoing Recitals are incorporated by this reference as if fully set forth herein.

2. To amend the last paragraph only of Article 5.03 by deleting that last paragraph in its entirety and replacing it with the following:

The Limited Common Elements, exclusive of structural components, with the exception of Parking Spaces per Section 5.03 (b) and exterior door and windows to the Units described in 5.03 (a), shall be maintained, serviced, repaired and replaced, when and as reasonably necessary, by the Owners of the Units serviced thereby at their sole cost and expense (which costs and expenses shall not be included as a component of Common Expenses); provided, however, that in the event the Owners of the Units serviced by any Limited Common Elements shall fail to maintain, service, repair and/or replace any such Limited Common Elements when and as reasonably necessary as determined by the Association, the Association may, in its sole discretion and upon not less than thirty (30) days prior written notice to the Owners of the Units serviced by such Limited Common Elements, undertake to perform or have performed such maintenance, service, repair and/or replacement of such Limited Common Elements, or any part thereof, as may be reasonable and necessary, and charge or assess the cost of such maintenance, service, repair and/or replacement on an equal basis to each of the Units serviced thereby as a Special Assessment. The Association is granted an easement to access the Limited Common Elements to inspect and maintain the same. In addition, each Unit Owner shall clean and maintain the clothes washer water hose and dryer exhaust vent. The Association is granted an easement to access the clothes washer water hose and dryer exhaust vent annually. The structural components of each of the Limited Common Elements, if any, as well as exterior door and windows to the Units, shall be maintained, serviced, repaired and replaced, when and as reasonably necessary, by the Association. The cost of any such maintenance, service, repair and/or replacement shall be a component of Common Expenses.

3. This amendment shall be effective upon recordation in the Office of the Orange County Register of Deeds.

4. Except as amended hereinabove and heretofore, the remaining portions of the Declaration, as well as, all other portions of Article 5.03 not changed above and as originally recorded are hereby restated and reacknowledged.

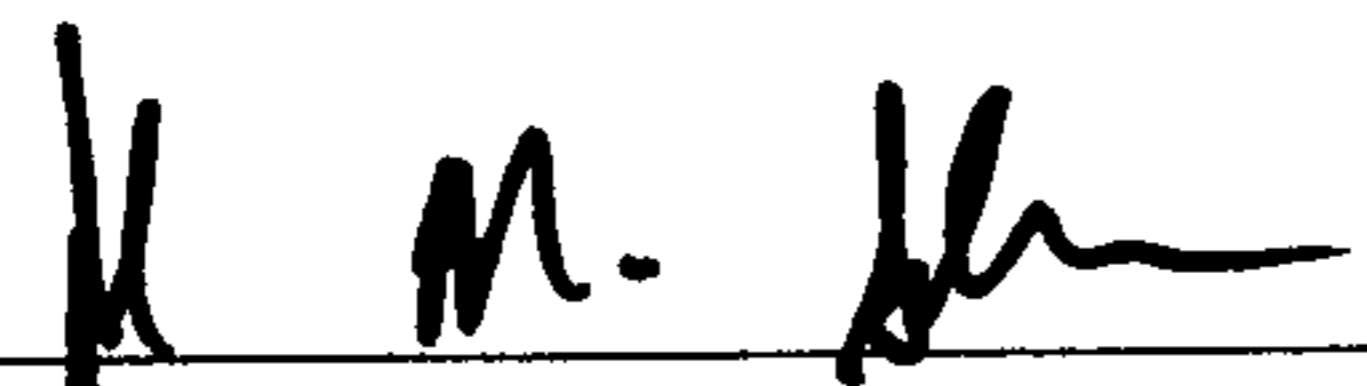
IN TESTIMONY WHEREOF, the Association has caused this instrument to be executed in their individual and corporate names as of the day and year first above written.

[Signature Page Follows]


CERTIFICATION OF VALIDITY
OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF 515 CHURTON

By authority of its Board of Directors, the undersigned officers of the 515 Churton Condominium Owners Association, Inc., hereby certify that the foregoing instrument has been duly adopted and approved by the requisite percentage of Owners of Units in 515 Churton and is, therefore, a valid amendment to the existing Declaration of Condominium of 515 Churton Condominium.

515 CHURTON CONDOMINIUM OWNERS ASSOCIATION, INC.

By: 
President
JOHN M. SALMERON

ATTEST:

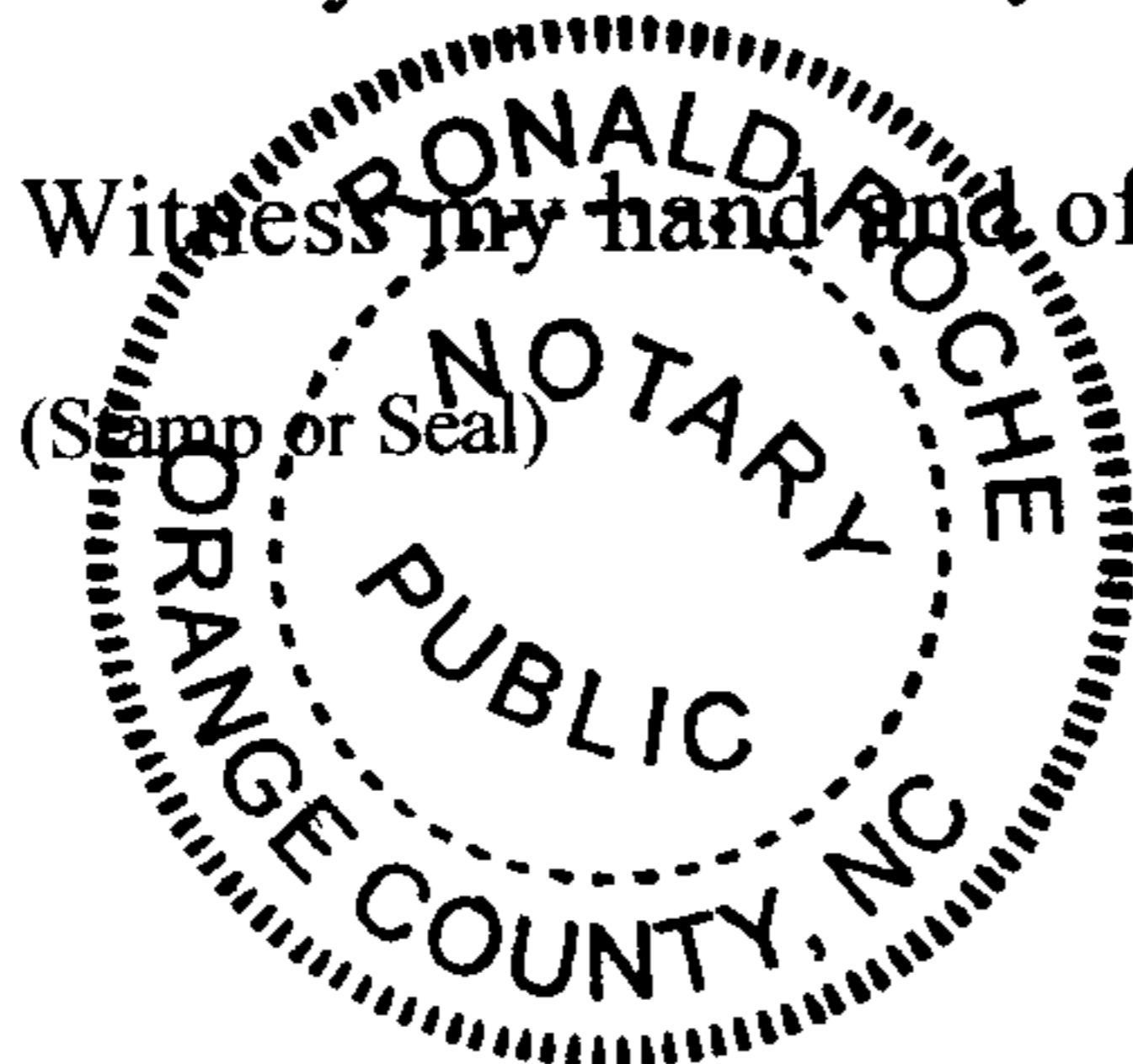

Secretary
KATHRYN W. BERENSON

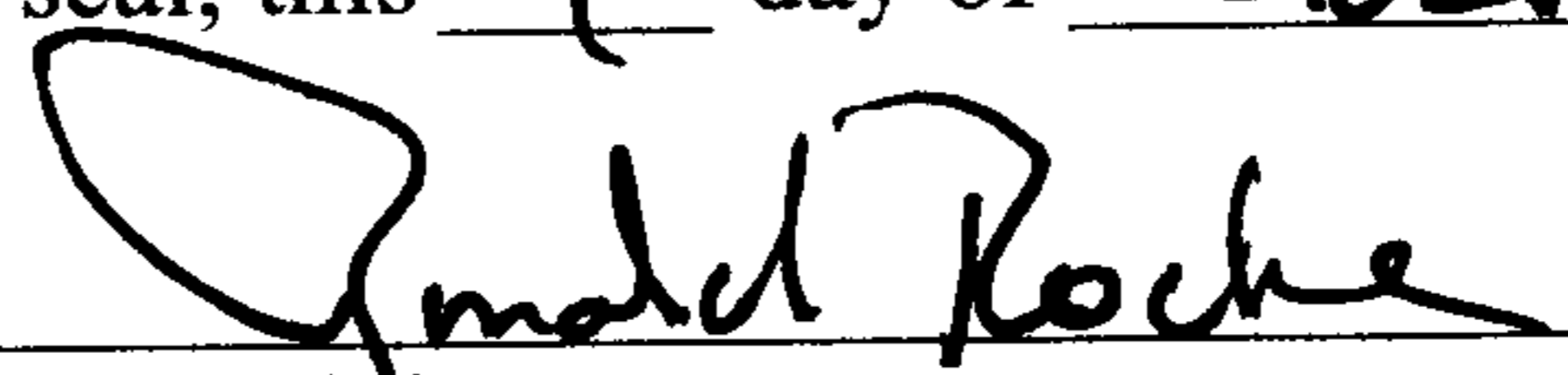
STATE OF NORTH CAROLINA
COUNTY OF ORANGE

ACKNOWLEDGMENT

I, Ronald Roche, a Notary Public of the County and State aforesaid, certify that John Salmeron & Kathryn Berenson personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of 515 Churton Condominium Owners Association, Inc., a North Carolina non-profit 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 and attested by as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this 17 day of October, 2023.




Notary Public
Printed Name: RONALD ROCHE

My commission expires: 5.11.27