

WAKE COUNTY, NC 58
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/07/2016 09:45:49

BOOK:016560 PAGE:02111 - 02114

Prepared by & Return to:
Jennifer D. Scott, Esqx. Shipman & Wright, LLP 575 Military Cutoff Rd. Wilmington, NC 28405

STATE OF NORTH CAROLINA
COUNTY OF WAKE

SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
JACKSON MANOR SUBDIVISION

This Amendment, made this 2nd day of October, 2016, by JACKSON ROAD PARTNERS, LLC, A North Carolina Limited Liability Company, hereinafter referred to as "Declarant".

WHEREAS, Declarant caused to be executed and recorded the Declaration of Covenants, Conditions and Restrictions for Jackson Manor Subdivision in Book 16348, Page 1437, Wake County Registry, hereinafter referred to as the "Declaration"; and

WHEREAS, Declarant caused to be executed and recorded a First Amendment to the Declaration of Covenants, Conditions and Restrictions for Jackson Manor Subdivision in Book 16416, Page 359, Wake County Registry; and

WHEREAS, Declarant now desires to amend said Declaration; and

WHEREAS, Declarant currently holds the requisite number of votes to amend as owner of all the Lots in Jackson Manor Subdivision.

NOW, THEREFORE, in accordance with Article XI of said Declaration, Declarant consents to the amendment of said Declaration as follows:

Article IV, Section 4.04(1) shall be amended to revise the Maximum Annual Assessment so that Section 4.04(1) is replaced in its entirety by the following:

Section 4.04. Maximum Annual Assessment. The following provisions shall not operate so as to restrict the Association or the Board in performing the duties and obligations required of the Association or the Board under the Planned Community Act, but they shall be a limitation on discretionary costs and expenses above and beyond such duties and obligations:

(1) Until January 1, 2016, the maximum annual assessment shall be Six Hundred Dollars (\$600.00).

Except as herein amended all the terms and conditions, restrictions and benefits of said Declaration shall remain in full force and effect as to the properties subjected to the Declaration.

This the 6th day of October, 2016.

JACKSON ROAD PARTNERS, LLC
A North Carolina Limited Liability Company

By: Rex B. Vick, Jr.
Rex B. Vick, Jr., Manager

STATE OF NORTH CAROLINA
COUNTY OF Chatham

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: REX B. VICK, JR., Manager of Jackson Road Partners, LLC

Witness my hand and official seal, this the 6th day of October, 2016.

(Official Seal)



Jennifer D. Scott
Official Signature of Notary
Jennifer D Scott
Notary's Printed or Typed Name
My Commission Expires: 4/6/18

CERTIFICATION OF VALIDITY OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF JACKSON MANOR SUBDIVISION

By authority of its Board of Directors, Jackson Manor Owners Association, Inc., hereby certifies the foregoing instrument has been duly approved by the Owners voting at least sixty-seven percent (67%) of the Lots of Jackson Manor and is, therefore, a valid amendment to the existing Declaration of Covenants, Conditions and Restrictions of Jackson Manor Subdivision.


This the 6th day of October, 2016.

JACKSON MANOR OWNERS ASSOCIATION, INC.

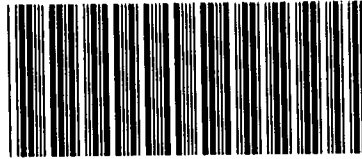


President

Attest:



Secretary



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It is part of the recorded document and must be submitted with the original for re-recording

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

4 # of Pages

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