



20190222000031520 S/INS
Bk:RB6580 Pg:533
02/22/2019 04:09:10 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$.00
JB

Prepared by and return to:
Michael F. King, Esq.
K&L Gates LLP
Post Office Box 17047
Raleigh, NC 27619-7047

PINS: See Exhibit A

FOR MULTIPLE PIN SHEET

STATE OF NORTH CAROLINA

SEE BOOK 6580 PAGE 532

COUNTY OF ORANGE

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CHANDLER WOODS TOWNHOMES**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR CHANDLER WOODS TOWNHOMES** (this
"Amendment") is effective as of the date of its recordation in the Office of the Register of Deeds
for Orange County, North Carolina and is made by **CALATLANTIC GROUP, INC.**, a
Delaware corporation ("Declarant").

WHEREAS, Declarant is the Declarant under that certain Declaration of Covenants,
Conditions and Restrictions for Chandler Woods Townhomes recorded in Book 6562, Page 1,
Orange County Registry (the "Declaration").

WHEREAS, Section 18.10(a) of the Declaration provides that Declarant, during the
period of Declarant control, without the consent or joinder of any Owner or Owners other than
Declarant, shall have the unilateral right to make any amendments or modifications which
Declarant deems necessary or desirable. The Declarant now desires to amend the Declaration in
certain respects as set forth herein.

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

1. Defined Terms. All capitalized terms used herein, unless otherwise defined herein, shall
have the meanings set forth in the Declaration.



2. Capital Contributions. The first sentence of Section 9.13 of the Declaration is hereby deleted in its entirety and replaced with the following:

Notwithstanding any provision contained herein or in any other document or instrument to the contrary, every Owner (other than a successor Declarant) who purchases a Lot from Declarant shall pay to the Association at the time of the closing of such purchase a non-refundable operating contribution fee (and sometimes referred to as a "Capital Contribution") in the amount of \$400.00 (\$300.00 shall be paid to the Association as a contribution towards operating expenses and/or for the maintenance, repair, construction and replacement of capital assets and improvements to the Property and \$100.00 shall be paid to the Master Association as a contribution towards operating expenses and/or for the maintenance, repair, construction and replacement of the Property).

3. Effect of Amendment. The Declaration is hereby modified to the extent set forth herein, but only to the extent set forth herein. All provisions of the Declaration not modified by this Amendment shall remain in full force and effect in accordance with their original terms as set forth in the Declaration.

[SIGNATURE PAGES FOLLOW]

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IN WITNESS WHEREOF, Declarant has executed this Amendment as of the date set forth in the acknowledgement below.

DECLARANT:

CalAtlantic Group, Inc.,
a Delaware corporation

By: [Signature]
Name: Troy J. George
Title: Vice President

Wake County, North Carolina

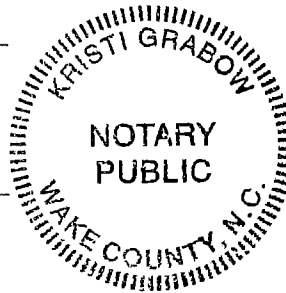
I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Troy J. George.

Date: 2/13/19

My Commission Expires:

9/10/21

[Affix Notary Stamp or Seal]



[Signature]
Notary Public
Print Name: Kristi Grabow



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Exhibit A

PINS:

9870-81-1758

9870-81-1768

9870-81-1788

9870-81-2709

9870-81-2729

9870-81-2840

9870-81-2860

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