

FILED	Nov 30, 2018
AT	11:33:44 AM
BOOK	10413
START PAGE	0036
END PAGE	0043
INSTRUMENT #	34817
RECORDING	\$42.00
EXCISE TAX	\$0.00

Prepared by and mail to: The Village at Rockfish, LLC
3400 Walsh Parkway, Fayetteville, NC 28311

NORTH CAROLINA

AMENDMENT TO

CUMBERLAND COUNTY

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE VILLAGE AT
ROCKFISH SUBDIVISION

THIS AMENDMENT to Declaration of Covenants, Conditions and Restrictions for the Village at Rockfish Subdivision is made this 29 day of November 2018, by Michelle Lawanda Chillis, ("Chillis"), Kimberly L. Turrentine, ("Turrentine"), Jon B. Sweiger and Melissa R. Sweiger, ("Sweiger"), Joshua Prestel, ("Prestel"), and Wesley M. Dogherra and Amanda J. Dogherra ("Dogherra").

WITNESSETH:

WHEREAS, Declarant, The Village at Rockfish, LLC is the owner and developer of certain real estate in Cumberland County, North Carolina, more particularly described on the plat entitled "Village at Rockfish, Phase 1, Section 1" per the plat recorded at Plat Book 131, Page 99, Cumberland County Registry and the property described in the plat entitled Village at Rockfish, Phase 1, Section 2 recorded at Plat Book 135, Page 72, Cumberland County Registry; and

WHEREAS, the owners listed below are the owners of certain real estate in Cumberland County, North Carolina, more particularly described on the plat entitled "Village at Rockfish, Phase 2 Lots 143-154 and Recombination of Open Space" per the plat recorded at Plat Book 138, Page 79, Cumberland County Registry; and

WHEREAS, Chillis is the owner of that certain property more particularly described as:

Being all of Lot 152 in a Subdivision known as Village at Rockfish, Phase Two, Lots 143-154 and Recombination of Open Space according to a plat of same recorded in Plat Book 138, Page 79, Cumberland County Registry, North Carolina.

submitted electronically by "Jennifer Kirby Fincher, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

WHEREAS, Turrentine is the owner of that certain property more particularly described as:

Being all of Lot 148 in a Subdivision known as Village at Rockfish, Phase Two, which is duly recorded in Book of Plats 136, Page 91, Cumberland County Registry, North Carolina.

WHEREAS, Sweiger is the owner of that certain property more particularly described as:

Being all of Lot 154 in a Subdivision known as Village at Rockfish, Phase Two, which is duly recorded in Book of Plats 136, Page 91, Cumberland County Registry, North Carolina.

WHEREAS, Prestel is the owner of that certain property more particularly described as:

Being all of Lot 147 in a Subdivision known as Village at Rockfish, Phase Two, which is duly recorded in Book of Plats 138, Page 79, Cumberland County Registry, North Carolina.

WHEREAS, Dogherra is the owner of that certain property more particularly described as:

Being all of Lot 153 in a Subdivision known as Village at Rockfish, Phase Two, which is duly recorded in Book of Plats 138, Page 79, Cumberland County Registry, North Carolina.

WHEREAS, Declarant recorded a "Declaration of Covenants, Conditions and Restrictions for the Village at Rockfish in Deed Book 9018, Page 590, Cumberland County Registry,(the "Declaration"), under which Declaration Declarant reserves the right under Article II, Section 2 (a) to unilaterally amend the Declaration to include within the real property subject to the Declaration all or a portion of the real property described on Exhibit "B of the Declaration; and

WHEREAS, Declarant amended the Declaration to include within the property subject to the Declaration the real property within The Village at Rockfish described in the plat recorded at Plat Book 138, Page 79, Cumberland County Registry, and Chillis, Turrentine, Sweiger, Prestel, and Dogherra desire to make said property subject to the covenants, conditions, and restrictions of the Declaration, which land is part of the real property described in Exhibit "B" of the Declaration.

NOW, THEREFORE, in consideration of the premises contained herein, and other good and valuable consideration, the parties hereto agree as follows:

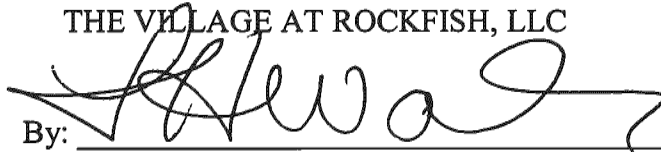
1. ANNEXATION OF THE VILLAGE AT ROCKFISH, PHASE ONE, SECTION TWO. Pursuant to Article II of the Declaration, Declarant and Chillis, Turrentine, Sweiger, Prestel, and Dogherra declare the real property with The Village at Rockfish, Phase Two, described in the plat recorded at Plat Book 138, Page 79, Cumberland County Registry, is subject to the Declaration and is annexed into The Village at Rockfish.

2. OWNER nor a subsequent lot owner shall have any rights of membership in any Class. Only the purchasing homeowner shall become a member in accordance with the restrictive covenants upon payment of the applicable homeowners association fees in effect at the closing of the home.
3. DECLARATION REMAINS IN FULL FORCE. Except as herein amended, the Declaration and any prior amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed as of the day and year first above written.

Declarant:


THE VILLAGE AT ROCKFISH, LLC



By:

Larry Walsh, Managing Member of River Landing Center, LLC, as Member Manager of The Village At Rockfish, LLC

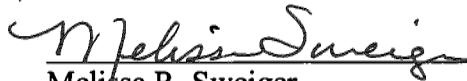
Michelle Lawanda Chillis



Kimberly L. Turrentine



Jon B. Sweiger



Melissa R. Sweiger



Joshua Prestel



Wesley M. Doghera



Amanda J. Doghera

STATE NORTH CAROLINA

COUNTY OF CUMBERLAND

I, Jennifer Thaler, a Notary Public of Cumberland County, North Carolina, certify that LARRY WALSH, personally came before me this day and acknowledged that he is Managing Member of River Landing Center, LLC, as the Member-Manager of The Village at Rockfish, LLC, a North Carolina limited liability company, and that he, as Managing-Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

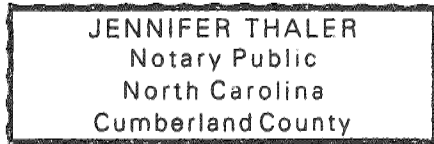
Witness my hand and official stamp or seal this 29 day of November, 2018.

My Commission Expires:

9/13/22

[NOTARY SEAL]

Jennifer Thaler
Notary Public



NORTH CAROLINA
CUMBERLAND COUNTY

SEAL-
STAMP

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Wesley M Poghera

JENNIFER K FINCHER
Notary Public
North Carolina
Cumberland County

This the 26 day of October, 2018.

Jennifer K Fincher
Official Signature of Notary

Notary's printed/typed name:
Jennifer K Fincher

My Commission Expires: 4/17/21

NORTH CAROLINA
CUMBERLAND COUNTY

SEAL-
STAMP

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Amanda J. Doghera

JENNIFER K FINCHER
Notary Public
North Carolina
Cumberland County

This the 26 day of October, 2018.

Jennifer K Fincher
Official Signature of Notary

Notary's printed/typed name:
Jennifer K Fincher

My Commission Expires: 4/17/21

NORTH CAROLINA
CUMBERLAND COUNTY

SEAL-
STAMP

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Kimberly L Turrentine

JENNIFER K FINCHER
Notary Public
North Carolina
Cumberland County

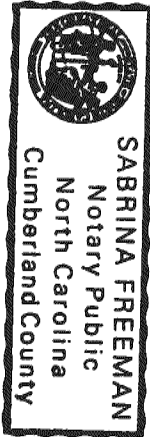
This the 20 day of October, 2018.

Jennifer K Fincher
Official Signature of Notary

Notary's printed/typed name:
Jennifer K Fincher

My Commission Expires: 4/17/21

SEAL-
STAMP



NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Jon B. Sweiger + Melissa R. Sweiger

This the 10 day of November, 2018.

Sabrina Freeman
Official Signature of Notary

Notary's printed/typed name:
Sabrina Freeman

My Commission Expires: 03/07/2022

SEAL-
STAMP

NORTH CAROLINA
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

This the _____ day of _____, 2018.

Official Signature of Notary

Notary's printed/typed name:

My Commission Expires: _____

2. OWNER nor a subsequent lot owner shall have any rights of membership in any Class. Only the purchasing homeowner shall become a member in accordance with the restrictive covenants upon payment of the applicable homeowners association fees in effect at the closing of the home.
3. DECLARATION REMAINS IN FULL FORCE. Except as herein amended, the Declaration and any prior amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed as of the day and year first above written.

Declarant:

THE VILLAGE AT ROCKFISH, LLC

By:

Larry Walsh, Managing Member of River Landing Center, LLC, as Member Manager of The Village At Rockfish, LLC


Michelle Lawanda Chillis

Kimberly L. Turrentine

Jon B. Sweiger

Melissa R. Sweiger

Joshua Prestel

Wesley M. Dogherra

Amanda J. Dogherra

STATE NORTH CAROLINA

COUNTY OF CUMBERLAND

I, _____, a Notary Public of Cumberland County, North Carolina, certify that LARRY WALSH, personally came before me this day and acknowledged that he is Managing Member of River Landing Center, LLC, as the Member-Manager of The Village at Rockfish, LLC, a North Carolina limited liability company, and that he, as Managing-Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official stamp or seal this _____ day of _____, 2015.

My Commission Expires:

[NOTARY SEAL]

Notary Public

NORTH CAROLINA
CUMBERLAND COUNTY

SEAL-
STAMP

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

MICHELLE LAWANCA CHILLIS

This the 6th day of November, 2018.

Donald S. Bunce
Official Signature of Notary

Notary's printed/typed name: DONALD S. BUNCE

My Commission Expires: 11/29/2022

DONALD S. BUNCE
Notary Public
Cumberland County, N.C.