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PREPARED BY AND RETURN TO: W. LOCKETT TALLY  
Tally and Tally  
934 Cambridge Street  
Fayetteville, NC 28303

NORTH CAROLINA

AMENDMENT TO COVENANTS AND BYLAWS

CUMBERLAND COUNTY

This Amendment to Restrictive Covenants and Bylaws is entered into this 25 day of <sup>March</sup> ~~January~~, 2020, by and between Skyward Developers, LLC, a North Carolina Limited Liability Company of Cumberland County, North Carolina, hereinafter referred to as "DECLARANTS", and all owners and future owners of all numbered lots and real property shown therein THE SENTINELS SUBDIVISION, as per plat thereof in Map Book 142, Page 46, and all amendments thereto, if any, Cumberland County, North Carolina Registry, party of the second part (the plat shall sometimes hereinafter be referred to as the "subdivision");

Witnesseth:

WHEREAS, Declarants on or about the 21<sup>st</sup> day of February, 2019, executed certain Restrictive Covenants recorded in Book 10451, Pages 0170-0203 of the Cumberland County, North Carolina Registry and amended them in Book 10516, Pages 0200-0235 of the Cumberland County, North Carolina Registry; and

WHEREAS, the original covenants provide in Article II, Section (f) that the DECLARANTS have the right to alter or amend those restrictive covenants so long as DECLARANTS own any one lot in the THE SENTINELS SUBDIVISION as heretofore described; and

WHEREAS, DECLARANTS still own at least one lot in THE SENTINELS SUBDIVISION and desires to amend the original covenants as they apply to Article III, Section 5;

NOW THEREFORE IN CONSIDERATION OF PREMISES the DECLARANTS hereby declare that the restrictive covenants recorded in Book 10451, Pages 0170-0203, of the Cumberland County, North Carolina Registry and amended them in Book 10516, Pages 0200-0235 of the Cumberland County, North Carolina Registry insofar as they relate to THE SENTINELS SUBDIVISION are hereby amended as follows:

1. Article III, Section 5, Fences is amended as follows: All chain link fences are prohibited and only shadowbox fencing is allowed. Other fences must be approved in writing by the

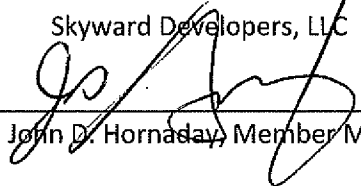
submitted electronically by "Tally and Tally, Attorneys and Counselors at Law, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Cumberland County Register of Deeds.

Declarant or Architectural Committee, which will be formed after the period of Declarant control.

- 2. Article VI preamble is amended as follows: As a member of the Sentinels Home Owners Association, Inc. Lot owner shall be liable for annual dues in an amount not less than \$200.00. Said dues will be billed annually and will begin on the first day of January preceding conveyance from the builder or the developer to the buyer. In addition, each lot shall be assessed a one-time initial start up fee of \$100.00 at conveyance.
- 3. Except as amended or supplemented herein, the original covenants as amended shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Declarants have hereunto set his hand and seal, the day and year first above written.

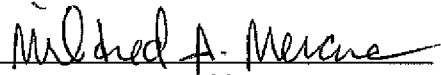
Skyward Developers, LLC

BY:  (SEAL)  
 John D. Hornaday, Member Manager

NORTH CAROLINA  
CUMBERLAND COUNTY

I, Mildred A. Mercure, a Notary Public of said County and State, do hereby certify that John D. Hornaday, MEMBER/MANAGER of SKYWARD DEVELOPERS, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: 3-25-2020

  
Notary Public

My Commission Expires: 8/16/2020

Mildred A. Mercure  
Printed Name of Notary Public

SEAL

