

FILED  
HOKE COUNTY NC  
ONNIE B. DUDLEY  
REGISTER OF DEEDS

FILED Jun 28, 2012  
TIME 11:34:20 am  
BOOK 00992  
START PAGE 1011  
END PAGE 1012  
INSTRUMENT # 04246  
RECORDING \$26.00  
EXCISE TAX (None)  
ELB

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Prepared by and return to: F. Stuart Clarke, THORP AND CLARKE, P.A.  
Post Office Box 670, Fayetteville, NC 28302

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**NORTH CAROLINA**  
**HOKE COUNTY**

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR TURNBERRY, SECTION ONE**

**THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TURNBERRY, SECTION ONE**, entered into this the 20<sup>th</sup> day of June, 2012, by **FLOYD PROPERTIES AND DEVELOPMENT, INC.**, hereinafter referred to as "Declarant"

**WITNESSETH:**

**WHEREAS**, pursuant to Article IX of the original Declaration of Covenants, Conditions and Restrictions of Turnberry, Section One Subdivision recorded in Book 977, Page 547, Hoke County Registry, Floyd Properties and Development, Inc. has authority to amend said Covenants, Conditions and Restrictions of Turnberry, Section One subdivision;

**NOW THEREFORE**, Declarant does hereby amend said Declaration of Covenants, Conditions and Restrictions of Turnberry, Section One Subdivision by deleting Article V, Section 3(b) in its entirety and substituting therefor the following:

"(b) From and after January 1 of the year immediately following conveyance of the first lot to an Owner, the annual Assessment may be increased by up to ten percent (10%) annually above the assessment for the previous year by a vote of a majority of the Board of Directors. Any assessment that is greater than ten percent (10%) annually, must be approved by a vote of two-thirds (2/3) of the Association members who are voting in person or by proxy at a meeting duly called for this purpose. Such a meeting and vote may be held by mail in ballot."

Except as specifically amended herein, the original Declaration of Covenants, Conditions and Restrictions for Turnberry, Section One Subdivision, recorded in Book 977, Page 547, Hoke County, NC Registry, shall remain in full force and effect as written.

**IN WITNESS WHEREOF, FLOYD PROPERTIES AND DEVELOPMENT, INC.**, the Declarant has caused this Amendment to Covenants, Conditions and Restrictions of Turnberry,

Section One Subdivision to be signed this 20<sup>th</sup> day of June, 2012.

FLOYD PROPERTIES AND DEVELOPMENT, INC.

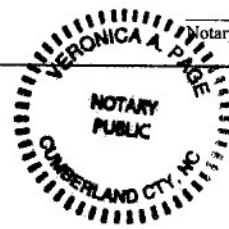
By: Gregory W. Floyd  
Name: Gregory W. Floyd  
Title: Vice President

NORTH CAROLINA  
CUMBERLAND COUNTY

I, VERONICA A. PAGE, the undersigned Notary Public of the County and State aforesaid, certify that GREGORY W. FLOYD, personally came before me this day and acknowledged that he is the Vice President of FLOYD PROPERTIES AND DEVELOPMENT, INC., a North Carolina corporation, and that by authority duly given and as an act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial stamp or seal this 20<sup>th</sup> day of June, 2012.

My Commission expires: 5-27-2016



Veronica A. Page  
Notary Public