

After recording, return to: Brian S. Edlin, P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS
FOR DRAYTON RESERVE

THIS AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR DRAYTON RESERVE ("Amendment") is made and entered into this 10th day of March 2023 by the **DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION, INC.**, a North Carolina non-profit corporation (hereinafter referred to as the ("Association"), and the requisite number of Owners and Members of the Association voting in favor of the Association.

RECITALS:

A. The Association is the homeowners association for Drayton Reserve Subdivision (the "Subdivision") in Wake County, North Carolina, and, as such, is responsible for administrating the affairs of the Association pursuant to that certain Declaration of Covenants and Restrictions for Drayton Reserve recorded in Book 13846, Page 1980, Wake County Registry, as amended and supplemented (the "Declaration").

B. Section 4.5.1 of the Declaration states that each Lot is allocated one vote (the "Allocated Interests").

C. Section 11.4 of the Declaration allows the Declaration to be amended by not less than seventy-five percent (75%) of the Allocated Interests of the Association.

D. Not less than seventy-five (75%) of the Allocated Interests of the Association have approved this Amendment.

NOW, THEREFORE, the undersigned does hereby declare that the Declaration of Covenants and Restrictions for DRAYTON RESERVE shall be amended as follows:

1. Incorporation of Recitals. The foregoing Recitals are incorporated by this

reference as if fully set forth herein.

2. To add a new Section 10.2.1 as follows:

"Section 10.2.1 Leasing. No Lot shall be leased, rented, assigned, sub-leased, or licensed for transient or hotel purposes, including without limitation, through such online platforms as Homeaway, Airbnb or VRBO. Subject to the limitations set forth above, an Owner may nevertheless lease the entire Lot provided that each lease (i) must be in writing, (ii) must be for a period of not less than six (6) months, and (iii) must provide that it is subject to this Declaration and the Bylaws and that any failure by a tenant to comply with such shall be a default under the lease. The Owner shall provide the Association with a copy of any and all leases entered into by the Owner within five (5) days after the lease commencement date. In no event, however, shall a portion of a Lot (as opposed to the entire Lot) be sold, conveyed, leased, sub-leased or licensed."

3. This amendment shall be effective upon recordation in the Office of the Wake County Register of Deeds.

4. Except as amended hereinabove and heretofore, the remaining portions of the Declaration as originally recorded are hereby restated and reacknowledged.

IN TESTIMONY WHEREOF, the Association has caused this instrument to be executed in their individual and corporate names as of the day and year first above written.

[Signature Page Follows]

CERTIFICATION OF VALIDITY
OF AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR DRAYTON RESERVE

By authority of its Board of Directors, the undersigned officers of the Drayton Reserve Property Owners Association, Inc., hereby certify that the foregoing instrument has been duly adopted and approved by the requisite percentage of Owners of Lots in Drayton Reserve and is, therefore, a valid amendment to the existing Declaration of Covenants and Restrictions for Drayton Reserve.

DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION, INC.

By: Christina McCoy
President

ATTEST:

Secretary

Gail Martino

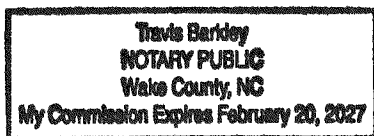
STATE OF NORTH CAROLINA
COUNTY OF WAKE

ACKNOWLEDGMENT

I, TRAVIS BARKLEY, a Notary Public of the County and State aforesaid, certify that GAIL MARTINO personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of Drayton Reserve Property Owners Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President and attested by as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this 31 day of MARCH, 2023.

(Stamp or Seal)



Travis Barkley
Notary Public
Printed Name:

My commission expires: FEB 20, 2027