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BY: ANDREA CRESWELL
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NEW HANOVER COUNTY,

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

**SENTRY OAKS HOMEOWNERS'
ASSOCIATION, INC.**

AMENDMENTS TO PROTECTIVE COVENANTS
FOR SENTRY OAKS

Prepared by and return recording to:

Ellen P. Wortman
Marshall, Williams & Gorham, LLP
14 S. 5th Avenue
Wilmington, NC 28401

submitted electronically by "Marshall, Williams & Gorham"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

**STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER**

AMENDMENTS TO PROTECTIVE COVENANTS FOR SENTRY OAKS

Sentry Oaks Homeowners' Association, Inc. does hereby certify the following amendments to the PROTECTIVE COVENANTS FOR SENTRY OAKS ("Protective Covenants") are effective the ____ day of November, 2020.

RECITALS:

1. Sentry Oaks Homeowners' Association, Inc. ("Association") is the nonprofit corporation comprised of Members who are the owners of Lots located in the Sentry Oaks development;
2. Article 12 of the Protective Covenants of the Association permits amendment of the Protective Covenants at any time, by the affirmative vote of not less than sixty percent (60%) the Owners; however N.C.G.S. §47F-2-117 applies to the Association pursuant to N.C.G.S. §47F-1-102(c) and requires affirmative vote by at least sixty-seven percent (67%) of the votes of the Association to pass an amendment to the Protective Covenants;
3. The purpose of the amendments is to allow parking of boats and boat trailers in the community subject to certain restrictions and to clarify the late fees the Association may collect on overdue assessment accounts.
4. On September 18, 2020, the amendments to the Protective Covenants set forth herein were presented to the Members of the Association for vote, and said amendments were approved by a vote of at least 67% of the votes of the Association in accordance with N.C.G.S. §47F-2-117 and Executive Order 161.

Amendments

Article 6, Section 8

The first sentence of Article 6, Section 8 shall be deleted and replaced with the following:

“Any assessment, if not paid within thirty (30) days after the date such assessment is due, together with interest at either a late fee of twenty dollars (\$20) per month or the maximum percentage rate allowed by law, which decision shall be in the discretion of the Board of Directors, cost of collection, court costs and reasonable attorney’s fees, shall constitute a lien against the Lot upon which assessments are levied.”

Article 9, Section 8i.

Article 9, Section 8i shall be deleted and replaced with the following:

- i. *No vehicle of any type shall be parked on any street in the Subdivision. No truck nor other vehicle in excess of a three-quarter (3/4) ton load capacity, or similar type vehicle shall be parked or kept overnight or longer, on any street or on any Lot unless it is stored in an enclosed garage and in such a manner as to not be visible to the Owners of other Lots or the users of a street or recreation area. All tools or other materials stored in vehicles for overnight parking shall be kept out of sight. No vehicles which are unsightly in appearance as determined by the majority of the Board of Directors shall be allowed. Boats with a hull equal to or less than 24ft, campers, or utility trailers not to exceed 24 ft in length may be parked in the back yard when the following requirements are met. The item must be stored behind a privacy fence no less than 6 ft in height or stored in such a way that the majority of the item is not visible from the street level. Plant screens or landscaping that hide the majority of the item will be acceptable. The parked item must be actively registered and licensed with the appropriate registering authority. The item must be maintained in good condition and not be lived in. The items listed above may be out of the back yard in the driveway for a period of no longer that 24 hours for loading or unloading, cleaning, or maintenance. Sail boat masts must be stored in the down position. The board at its discretion may approve periods in excess of 24 hours when requested by the home owner in advance and in writing.*

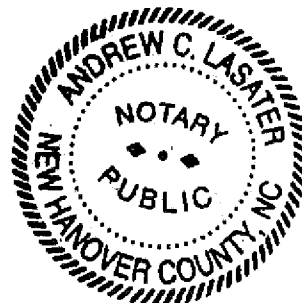
IN TESTIMONY WHEREOF, for the purpose of certifying the adoption of the amendments aforesaid, and causing the same to be recorded in the office of the Register of Deeds of New Hanover County, this document has been executed on behalf of the Association by its President, attested by its Secretary, and its seal affixed hereto, all by order of the Board of Directors and the membership of the Association first duly given.

SENTRY OAKS HOMEOWNERS' ASSOCIATION, INC.,
a North Carolina non-profit corporation
BY: [Signature]
NAME: Robert Williams
TITLE: President

State of North Carolina - County of New Hanover

I, the undersigned Notary Public of the County and State aforesaid, certify that Robert Williams personally came before me this day and acknowledged that he is the President of Sentry Oaks Homeowner's Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the 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 11 day of November, 2020.

My Commission Expires: 7/17/2025
[Signature]
Notary Public Andrew C LASATER



SEAL:

ADDITIONAL SIGNATURE PAGE FOLLOWS

ATTEST

Kendall McGowan, Secretary
Kendall McGowan

State of North Carolina - County of New Hanover

I, the undersigned Notary Public of the County and State aforesaid, certify that Kendall McGowan personally came before me this day and acknowledged that she is the Secretary of Sentry Oaks Homeowner's Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of such entity, she attested the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 11 day of November, 2020.

My Commission Expires: 9/8/2025
D.S. Cajigas

Notary Public

SEAL:

