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Fee Amt: \$26.00 Page 1 of 3  
Excise Tax: \$0.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6699 PG 2074 - 2076 (3)

*Gomez Alan Boston*

FOR MULTIPLE PIN SHEET

SEE BOOK 6699 PAGE 2069

Return after recording to: Brownlee Whitlow & Praet, PLLC  
5001 Weston Parkway, Suite 201, Cary, NC 27513

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR COLUMBIA  
PLACE

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLUMBIA PLACE is made on the 2 day of January, 2021 by COLUMBIA PLACE HOMEOWNERS ASSOCIATION, INC., following a vote of approval of not less than sixty-seven percent (67%) of the Owners of Lots subject to the Declaration;

WITNESSETH

WHEREAS, CAPKOV VENTURES, INC., a North Carolina Corporation (hereinafter referred to as "Capkov") previously recorded the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COLUMBIA PLACE in Book 1316, Page 418, and amended in Book 1337, Page 534 and in Book 1897, Page 257 of the Orange County Registry, (referred to as the "Declaration"); and;

WHEREAS, the Declaration provides in Article XII, Section 3, that the Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners; and

WHEREAS, the original Declarations were filed and recorded with the Orange County Register of Deeds on January 3, 1995 making this Amendment outside of the first twenty (20) year period; and

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WHEREAS, N.C.G.S. 47F-2-117 of the Planned Community Act provides that a declaration may be amended only by affirmative vote or written agreement signed by lot owners of lots to which at least sixty-seven percent (67%) of the votes in the association are allocated; and

WHEREAS, the Owners of not less than 67% of the Lots subject to the Declaration have affirmatively voted by written ballot approving the amendments to the Declaration as set forth herein.

NOW, THEREFORE, Columbia Place Homeowners Association, Inc., hereby declares the Declaration amended as follows:

1) Article Eight captioned Exterior Maintenance, Section 1, shall be amended as follows:

Section 1: As set forth in the Preamble as well as in Article Four, Section 2(c), the Board of Directors of the Columbia Place Homeowners Association shall be responsible for maintenance and upkeep of the Common Areas of Columbia Place as well as the exterior maintenance of each lot within the Properties. To that end, each Lot Owner herein grants to the Columbia Place Homeowners Association, its successors and assigns, agents, employees and licensees, an exclusive easement to come upon said Lot at reasonable times for the sole and exclusive purpose of doing such exterior maintenance as set forth in Article Four, Section 2(c). In addition to those matters set forth in Article Four, Section 2, from the Annual Assessment or any duly voted upon Special Assessment, the Association shall provide funds for each Lot for necessary repairing and replacing roofs, gutters, downspouts, re-painting and/or re-staining original exterior surfaces (excluding decks), and all other original exterior improvements, excluding therefrom the replacement, repair or maintenance of glass surfaces, screens, awnings, HVAC or ventilation equipment, all side and rear decks and porches, exterior side and rear stairs and railings, walks, driveways or foundations, and any maintenance to approved structural additions to the initial dwelling, all of which shall be the responsibility of the Lot Owner unless this maintenance has been affirmatively assumed by the Board of Directors in writing at the time the structural addition was approved.

Except as specifically amended herein, the Declaration shall remain in full force and effect as written.

**CERTIFICATION OF VALIDITY OF AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COLUMBIA PLACE**

By authority of its Board of Directors, the Columbia Place Homeowners Association, Inc. hereby certifies that a properly conducted and noticed vote took place wherein sixty-seven percent (67%) or two-thirds (2/3rds) of the Owners of all Lots voted in approval of the foregoing amendments to the Declaration and that in accordance with the Declarations and N.C.G.S.

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47F-2-117 this amendment is hereby certified as being a valid amendment to the Declaration of Covenants, Conditions and Restrictions for Columbia Place.

IN WITNESS WHEREOF, the Association has caused this Amendment to Declaration of Covenants, Conditions and Restrictions to be executed under seal on the day and year first above written.

COLUMBIA PLACE HOMEOWNERS ASSOCIATION, INC.

BY: Scott A Lane (SEAL)  
President

Print Name: SCOTT ANTHONY LANE

ATTEST:  
[Signature] (SEAL)  
Secretary

State of North Carolina  
County of Orange

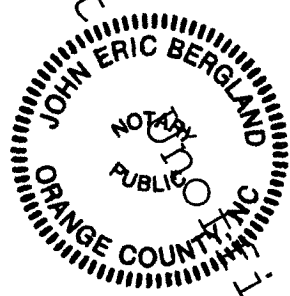
I, ~~John Eric Berglund~~ Notary Public, certify that SCOTT ANTHONY LANE, personally came before me this day and acknowledged that he (or she) is President of COLUMBIA PLACE HOMEOWNERS ASSOCIATION, INC., a North Carolina Non-Profit Corporation, and that he (or she) as President, being authorized to do so, executed the foregoing on behalf of the corporation acting as President of said Non-Profit Corporation.

Witness my hand and official seal, this 8<sup>th</sup> day of January, 2021.

[Signature]  
Notary Public

My Commission expires:

07/07/2021



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Doc No: 30038299  
 Recorded: 01/12/2021 12:56:55 PM  
 Fee Amt: \$0.00 Page 1 of 5

Orange County North Carolina  
 Mark Chilton, Register of Deeds  
 BK **6699** PG **2069 - 2073 (5)**

*Gomez Alan Boston Jr*

**MULTIPLE PIN ASSIGNMENT**

1 of 5

**NORTH CAROLINA  
 ORANGE COUNTY**

1/12/2021

Verified By: DBP

THE FOLLOWING PINS ASSIGNED TO S/INS 6699, 2074  
 Document Type Book/Page

SUBDIVISION DESCRIPTION \_\_\_\_\_ PLAT 1

PIN: 9789200534	DESC: 10A COLUMBIA PLACE P78/8
PIN: 9789203386	DESC: COMMONS DIV #26 COLUMBIA PLACE P76/60
PIN: 9789204247	DESC: COMMON AREA REC COLUMBIA PLACE P76/173
PIN: 9789204334	DESC: 26A COLUMBIA PLACE P76/60
PIN: 9789204358	DESC: #26B COLUMBIA PLACE P76/60
PIN: 9789204370	DESC: 27B REC COLUMBIA PLACE P76/173
PIN: 9789205176	DESC: 5A DIV COLUMBIA PLACE P78/167
PIN: 9789205207	DESC: 27A REC COLUMBIA PLACE P76/173
PIN: 9789205234	DESC: 28B COLUMBIA PLACE P76/186
PIN: 9789205258	DESC: COMMON AREA REC COLUMBIA PLACE P76/173
PIN: 9789205295	DESC: 28A REC 28A & 28B COLUMBIA PLACE P76/186
PIN: 9789205359	DESC: COMMON AREA DIV 25 COLUMBIA PLACE P74/180
PIN: 9789205426	DESC: #3A DIV COLUMBIA PLACE P78/167
PIN: 9789205494	DESC: #24A COLUMBIA PLACE P73/98
PIN: 9789205500	DESC: COMMON AREA DIV 22 COLUMBIA PLACE
PIN: 9789205605	DESC: 25A COLUMBIA PLACE P74/180
PIN: 9789205648	DESC: 25B COLUMBIA PLACE P74/180
PIN: 9789206077	DESC: 30B COLUMBIA PLACE P78/8

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## MULTIPLE PIN ASSIGNMENT

2 of 5

<b>PIN:</b> 9789206108	<b>DESC:</b> 5B DIV COLUMBIA PLACE P78/167
<b>PIN:</b> 9789206124	<b>DESC:</b> COMMON AREA DIV COLUMBIA PLACE P78/167
<b>PIN:</b> 9789206179	<b>DESC:</b> COMMONS COLUMBIA PL P78/8
<b>PIN:</b> 9789206231	<b>DESC:</b> 4A COLUMBIA PLACE P78/8
<b>PIN:</b> 9789206263	<b>DESC:</b> 4B COLUMBIA PLACE P78/8
<b>PIN:</b> 9789206313	<b>DESC:</b> COMMONS COLUMBIA PLACE P79/140
<b>PIN:</b> 9789206367	<b>DESC:</b> COMMONS COLUMBIA PL P78/8
<b>PIN:</b> 9789206395	<b>DESC:</b> 30A COLUMBIA PLACE P78/8
<b>PIN:</b> 9789206417	<b>DESC:</b> 24B COLUMBIA PLACE P73/98
<b>PIN:</b> 9789206424	<b>DESC:</b> 24A-B COMMONS COLUMBIA PL P73/98
<b>PIN:</b> 9789206447	<b>DESC:</b> 23A COLUMBIA PLACE P74/180
<b>PIN:</b> 9789206485	<b>DESC:</b> COMMON AREA DIV 23 COLUMBIA PLACE P74/180
<b>PIN:</b> 9789206774	<b>DESC:</b> 23B COLUMBIA PLACE P74/180
<b>PIN:</b> 9789207245	<b>DESC:</b> COMMON AREA DIV COLUMBIA PLACE P78/167
<b>PIN:</b> 9789207249	<b>DESC:</b> 3B DIV COLUMBIA PLACE P78/167
<b>PIN:</b> 9789207336	<b>DESC:</b> 29B REV COLUMBIA PLACE P104/146
<b>PIN:</b> 9789207337	<b>DESC:</b> #31B COLUMBIA PLACE P79/140
<b>PIN:</b> 9789207347	<b>DESC:</b> 29A REV COLUMBIA PLACE P104/146
<b>PIN:</b> 9789207369	<b>DESC:</b> #31A COLUMBIA PLACE P79/140
<b>PIN:</b> 9789207421	<b>DESC:</b> COMMONS COLUMBIA PLACE P79/140
<b>PIN:</b> 9789207512	<b>DESC:</b> #22A COLUMBIA PLACE P74/180
<b>PIN:</b> 9789207564	<b>DESC:</b> 22B COLUMBIA PLACE P74/180
<b>PIN:</b> 9789207587	<b>DESC:</b> 21A DIV 21 COLUMBIA PLACE P74/69
<b>PIN:</b> 9789208383	<b>DESC:</b> #2A-B COMMONS COLUMBIA PLACE P89/78
<b>PIN:</b> 9789208410	<b>DESC:</b> 1A COLUMBIA PLACE P76/60
<b>PIN:</b> 9789208411	<b>DESC:</b> #2A COLUMBIA PLACE P80/78

## MULTIPLE PIN ASSIGNMENT

3 of 5

<b>PIN:</b>	9789208414	<b>DESC:</b>	1B COLUMBIA PLACE P76/60
<b>PIN:</b>	9789208442	<b>DESC:</b>	COMMONS DIV #1 COLUMBIA PLACE P76/60
<b>PIN:</b>	9789208492	<b>DESC:</b>	2B COLUMBIA PLACE P80/78
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<b>PIN:</b>	9789208529	<b>DESC:</b>	#21B DIV 21 COLUMBIA PLACE P74/69
<b>PIN:</b>	9789208651	<b>DESC:</b>	20A COLUMBIA PLACE P77/9
<b>PIN:</b>	9789208693	<b>DESC:</b>	20B COLUMBIA PLACE P77/9
<b>PIN:</b>	9789209159	<b>DESC:</b>	COMMONS COLUMBIA PLACE P81/145
<b>PIN:</b>	9789209198	<b>DESC:</b>	#6B COLUMBIA PLACE P81/145
<b>PIN:</b>	9789209246	<b>DESC:</b>	7B COLUMBIA PLACE P81/145
<b>PIN:</b>	9789209272	<b>DESC:</b>	6A COLUMBIA PLACE P81/145
<b>PIN:</b>	9789209307	<b>DESC:</b>	COMMONS COLUMBIA PLACE P81/145
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<b>PIN:</b>	9789209458	<b>DESC:</b>	9B DIV COLUMBIA PLACE P78/167
<b>PIN:</b>	9789209519	<b>DESC:</b>	COMMON AREA DIV #20 COLUMBIA PLACE P77/9
<b>PIN:</b>	9789209542	<b>DESC:</b>	9A DIV COLUMBIA PLACE P78/167
<b>PIN:</b>	9789209592	<b>DESC:</b>	#10B COLUMBIA PLACE P78/8
<b>PIN:</b>	9789209597	<b>DESC:</b>	COMMONS COLUMBIA PL P78/8
<b>PIN:</b>	9789209623	<b>DESC:</b>	19A COLUMBIA PLACE P74/180
<b>PIN:</b>	9789209655	<b>DESC:</b>	19B COLUMBIA PLACE P74/180
<b>PIN:</b>	9789209661	<b>DESC:</b>	COMMON AREA DIV 19 COLUMBIA PLACE P74/180
<b>PIN:</b>	9789209697	<b>DESC:</b>	18A COLUMBIA PLACE P75/152
<b>PIN:</b>	9789300056	<b>DESC:</b>	2B COLUMBIA PLACE II P82/90
<b>PIN:</b>	9789300575	<b>DESC:</b>	#11B COLUMBIA PLACE P73/98
<b>PIN:</b>	9789300628	<b>DESC:</b>	18B COLUMBIA PLACE P75/152

## MULTIPLE PIN ASSIGNMENT

4 of 5

<b>PIN:</b> 9789300629	<b>DESC:</b> COMMON AREA COLUMBIA PLACE P75/152
<b>PIN:</b> 9789300660	<b>DESC:</b> #11A-B COMMONS COLUMBIA PL P73/98
<b>PIN:</b> 9789300670	<b>DESC:</b> #8A-B COMMONS COLUMBIA PLACE P80/78
<b>PIN:</b> 9789300698	<b>DESC:</b> COMMONS DIV #17 COLUMBIA PLACE P76/60
<b>PIN:</b> 9789300750	<b>DESC:</b> 17A COLUMBIA PLACE P76/60
<b>PIN:</b> 9789300772	<b>DESC:</b> 17B COLUMBIA PLACE P76/60
<b>PIN:</b> 9789300777	<b>DESC:</b> #16A COLUMBIA PLACE REC P76/173
<b>PIN:</b> 9789300891	<b>DESC:</b> 16B COLUMBIA PLACE REC P76/173
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<b>PIN:</b> 9789301334	<b>DESC:</b> OPEN SPACE COLUMBIA PLACE P73/2
<b>PIN:</b> 9789301377	<b>DESC:</b> 12A DIV COLUMBIA PLACE P78/167
<b>PIN:</b> 9789301508	<b>DESC:</b> #11A COLUMBIA PLACE P73/98
<b>PIN:</b> 9789301549	<b>DESC:</b> 12B DIV COLUMBIA PLACE P78/167
<b>PIN:</b> 9789301556	<b>DESC:</b> 8B COLUMBIA PLACE P80/78
<b>PIN:</b> 9789301644	<b>DESC:</b> COMMON AREA DIV COLUMBIA PLACE P78/167
<b>PIN:</b> 9789301654	<b>DESC:</b> 8A COLUMBIA PLACE P80/78
<b>PIN:</b> 9789301704	<b>DESC:</b> COMMON AREA COLUMBIA PLACE REC P76/173
<b>PIN:</b> 9789301805	<b>DESC:</b> 15A COLUMBIA PL P78/8
<b>PIN:</b> 9789301836	<b>DESC:</b> 15B COLUMBIA PLACE P78/8
<b>PIN:</b> 9789301841	<b>DESC:</b> COMMONS COLUMBIA PL P78/8
<b>PIN:</b> 9789303900	<b>DESC:</b> 13B COLUMBIA PLACE P80/79
<b>PIN:</b> 9789303967	<b>DESC:</b> #14A COLUMBIA PLACE P80/79
<b>PIN:</b> 9789303970	<b>DESC:</b> #13A-B COMMONS COLUMBIA PLACE P80/79
<b>PIN:</b> 9789304806	<b>DESC:</b> #14A-B COMMONS COLUMBIA PLACE P80/79

**MULTIPLE PIN ASSIGNMENT**

5 of 5

**PIN:** 9789304858

**DESC:** #13A COLUMBIA PLACE P80/79

**PIN:** 9789304954

**DESC:** 14B COLUMBIA PLACE P80/79

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