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FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$25.00
NC Real Estate TX: \$.00

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FOR MULTIPLE PIN SHEET

SEE BOOK 6105 PAGE 421

North Carolina
Orange County

Prepared by and Return To: Roger W. Knight, 8510 Six Forks Road, Ste. 102
Raleigh, NC 27615

**Forest Ridge
Master Homeowners'
Association, Inc.**

**First Amendment to Declaration of Covenants, Conditions and
Restrictions**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions (hereinafter "Declaration") for Forest Ridge Master Homeowners Association, Inc. (hereinafter the "Association") was filed and recorded in July 2014 at Book 5814, Page 209 of the Orange County Registry; and

WHEREAS, Article 18, Section 18.10 (a) of the Declaration provides the Declaration may be unilaterally amended by the Declarant during the Declarant Control Period without approval or vote of the Owners or Members; and

WHEREAS, the Forest Ride Community consists of various types of homes and home styles, including those in the Artisan Collection; and

WHEREAS, the units in the Artisan Collection include Limited Common Areas such as alleyways that are reserved for the exclusive or primary benefit of the Owners of the designated lots or units and their invitees and these Limited Common Areas require additional maintenance not provided to the other units in the Association; and

WHEREAS, Article 4, Section 4.09 of the Declaration provides that all costs associated with maintenance, repair, replacement and insurance of a Limited Common Area shall be an expense allocated to the Owners to which the Limited Common Area is assigned and which may be recovered and collected as a part of the Assessments levied against the benefited Owners and through Special Assessments levied by the Board; and

WHEREAS, the Declarant desires to amend Article 9 of the Declaration to provide that the cost of maintenance for the Limited Common Areas shall be an assessment levied on the Owners of the benefitted Lots or Units;

NOW, THEREFORE, upon recordation of this Amendment in the Orange County Registry, the Declaration shall be amended as follows:

The following shall be added as Section 9.05(e) on or about page 29 of the Declaration:

(e) The Board shall fix as an additional Annual Assessment the cost, or reasonable estimate of the cost, of maintaining the Limited Common Area within the Forest Ridge Community and such additional Annual Assessment shall be charged or levied on the Owners of the Lots and the Lots or Units to which benefit from or are assigned to the Limited Common Area. The cost to each such Lot may be unique based upon the circumstance and uniformity for each assessment is not required.



In Witness Whereof, the undersigned Declarant herein has executed this Amendment as 4 day of April, 2016.

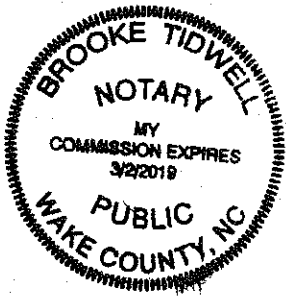
I Brad Whitehurst, am the authorized representative of the corporation or partnership that is the Declarant of the Forest Ridge Master Homeowners Association. Pursuant to the authority place upon me by the corporation or partnership, I hereby execute this AMENDMENT to the Master Declaration of Covenants, Conditions and Restrictions for Forest Ridge.

Declarant Crescent Hillsborough, LLC
A Delaware limited liability company
By: Crescent Communities, LLC, a Georgia limited liability company, its sole member

Signature Brad Whitehurst

Name Brad Whitehurst

Title Director of Development



WAKE County, NORTH CAROLINA

I certify that the follow person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

BRAD WHITEHURST

(Print name of signatory in blank)

My commission expires:

3/2/2019

Brooke Tidwell

Notary Public

BROOKE TIDWELL (print name)

[Affix Notary Stamp or Seal]

