

Drawn by: W. Thurston Debnam, Jr
Hold for: Smith Debnam (Box 182)

NORTH CAROLINA

FRANKLIN and GRANVILLE COUNTY FIRST AMENDMENT TO THE DECLARATION OF
COVENANTS CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR SORRELL OAKS
SUBDIVISION

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS is entered into this 11 day of March, 2025 by SORRELL
OAKS DEVELOPMENT, LLC (hereinafter called "DECLARANT").

W I T N E S S E T H

WHEREAS, DECLARANT by Declaration of Covenants Conditions, Easements and Restrictions
("Covenants") for Sorrell Oaks Subdivision as recorded in Book 2351, Page 393, Franklin County
Registry and Book 1968, Page 878, Granville County Registry submitted certain real property to the
provisions of said Covenants; and

WHEREAS, the DECLARANT, pursuant to the authority granted in the Covenants, desires to
amend said Declaration recorded in Book 2351, Page 393, Franklin County Registry and Book 1968,
Page 878, Granville County Registry as follows:

Article IV, Section 3 (d) of the Covenants shall be deleted in its entirety and replaced with the

Submitted electronically by "Smith Debnam Narron Drake Saintsing & Myers, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

following:

"Criteria for Establishing Annual Assessment. In establishing the annual assessment for any assessment year, the Board of Directors shall consider all current costs and expenses of the Association, any accrued debts, and reserves for future needs but it may not increase the annual assessment in an amount in excess of ten (10%) percent or (b) without the consent of members required by Subsection (c) of this Section 3."

EXCEPT as herein amended said Covenants shall remain in full force and effect.

IN WITNESS WHEREOF, the DECLARANT has executed this instrument the year and day first above written.

SORRELL OAKS DEVELOPMENT, LLC

By: _____

Jeff Grote, Manager

NORTH CAROLINA

Wake

COUNTY

I, a Notary Public of the County and state aforesaid, certify that Jeff Grote personally came before me this day and acknowledged that he is Manager of SORRELL OAKS DEVELOPMENT, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of said limited liability company, the foregoing instrument was voluntarily signed in its name by its Manager. Witness my hand and official stamp or seal this 11 day of March, 2025.

Notary Public

My commission expires: 2/6/29

