

NORTH CAROLINA

COUNTY OF HARNETT

**FIRST AMENDMENT  
TO THE  
DECLARATION OF RESTRICTIONS AND COVENANTS  
FOR  
DUNHAVEN SUBDIVISION**

This Amendment made this 20<sup>th</sup> day of October, 2020, by Dunnhaven Development, LLC, herein referred as "Declarant" for amendment of the Declaration Of Restrictions and Covenants for Dunhaven Subdivision, herein referred to as "Covenants";

WITNESSETH:

WHEREAS, Declarant is the owner and developer of Dunhaven Subdivision, recorded in Plat Book 2020, Page 405, in the Harnett County Registry, and has impressed upon the residential lots certain Covenants recorded in BK: 3931 at PG: 140-148; and whereas, Declarant desires to amend the aforesaid Covenants applicable to the aforesaid lots;

Now, therefore, the parties hereto declare that the following amendment to the Covenants shall be made:

In ARTICLE IV; GENERAL PROVISIONS: Add the following Declaration;

SECTION 4. Capitalization of Association. Upon acquisition of record title to a Unit by the first Owner thereof other than Declarant or a Builder, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in the amount of \$100.00 This amount shall be in addition to, not in lieu of, the initial annual Base Assessment in the amount of \$240.00 and shall not be considered an advance payment of such assessment. This amount shall be deposited into the purchase and sales escrow and disbursed therefrom to the Association for use in covering operating expenses and other expenses incurred by the Association pursuant to this Declaration and the By-Laws.

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IN WITNESS WHEREOF, the undersigned Declarant has executed this First Amendment to the Dunhaven Subdivision Declaration of Restrictions and Covenants the date and year first written above.

**DECLARANT: DUNNHAVEN DEVELOPMENT, LLC,**  
a North Carolina Limited Liability Company

By:  (SEAL)


Name: E. Frank Weaver, III

Title: Member-Manager

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I certify that the following person personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: E. Frank Weaver, III, President of **DUNNHAVEN DEVELOPMENT, LLC**, a North Carolina Limited Liability Company.

Date: 10/22/20  


, Notary Public



My commission expires: 7/22/21