

Prepared by and return to:
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STATE OF NORTH CAROLINA

COUNTY OF JOHNSTON

FIFTH AMENDMENT TO THE
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR JAMISON RIDGE
SUBDIVISION

THIS FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR JAMISON RIDGE SUBDIVISION, made this 7th
day of ~~JANUARY~~ JANUARY, 2022, by the Jamison Ridge Homeowners Association, Inc., a North Carolina
non-profit corporation organized to perform all of the duties and obligations of the Association as
set forth in the said Declaration, as amended (hereinafter, the "Association").

WITNESSETH:

WHEREAS, James M. Gilbert, Inc., as Declarant, recorded that certain Declaration of
Restrictive Covenants for Jamison Ridge Subdivision in Book 5184, Page 358, Johnston County
Registry, and subsequently recorded: (1) that certain Declaration of Covenants, Conditions and
Restrictions for Jamison Ridge Subdivision in Book 5184, Page 371, Johnston County Registry;
(2) that certain Amendment to Declaration of Covenants, Conditions and Restrictions for Jamison
Ridge Subdivision in Book 5366, Page 129, Johnston County Registry; (3) that certain Declaration
of Restrictive Covenants for Jamison Ridge Subdivision, Phase Two, in Book 5366, Page 133,
Johnston County Registry; and (4) that certain Declaration of Covenants, Conditions and
Restrictions for Jamison Ridge Subdivision, Phase Two, in Book 5366, Page 145, Johnston County
Registry (hereinafter, collectively, the "Declaration"); and

WHEREAS, Jamison Ridge Subdivision is a planned community created within this State on or after January 1, 1999, and is therefore a "planned community" as that term is defined in Chapter 47F of the North Carolina General Statutes, commonly known as the "North Carolina Planned Community Act" (hereinafter, the "Planned Community Act" or the "Act"); and

WHEREAS, the Association wishes to revise and amend the Declaration (and, to the extent necessary to accomplish the same results, the Association's By-Laws), in the following respects: (1) to restate certain provisions relative to where trash cans may be kept; and

WHEREAS, the Declaration provides that the Declaration may be amended by the affirmative vote or written agreement of the Owners to whom not less than sixty-seven percent (67%) of all of the votes in the Association are allocated; and

WHEREAS, from on or about Oct. 1, 2021, through and including Dec. 1, 2021, the Association's Board of Directors circulated a written petition to the Owners asking for their signatures in support of this amendment with the result that at least sixty-seven percent (67%) of the Owners signed the petition in support of the amendment; and

WHEREAS, the Association's Board of Directors has attached hereto a Certificate of Validity of Amendment by the Association;

NOW, THEREFORE, the Association, by an instrument signed by no less than sixty-seven percent (67%) of the total Owners subject to the Declaration, does hereby declare that the following amendment shall be binding upon all parties having or acquiring any right, title or interest in the real property subject to the Declaration or any part thereof, and shall inure to the benefit of each lot Owner or successor in interest or assignee thereof:

1. Section 10 of the Declaration, captioned "Trash Cans", lines 1 through 3, are amended and restated as follows:

Trash cans shall be kept on the side of the house or rear of the house, except they may be pushed to the road on the evening prior to the trash pick-up day. Trash cans shall be returned to the side or rear of the house by nightfall on trash pick-up da

2. This Amendment shall be effective from the date of recordation in the Johnston County Registry.

3. Except as specifically amended hereinabove, the remaining provisions of the Declaration are ratified and affirmed and shall remain in full force and effect in all respects.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed in its corporate name by authority duly given and has attached hereto its "Certificate of Validity of Amendment" in accordance with provisions of the Act, all as of the date and year first above written.

This the 6 day of Jan., ~~2021~~, 2022

JAMISON RIDGE HOMEOWNERS ASSOCIATION, INC.

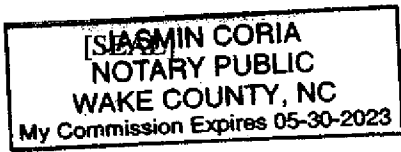
By: Tara Stafford
Name: Tara Stafford
Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF ~~Johnston~~ ^{J.C.} Wake

I, ~~Tara Stafford~~ JASMIN CORIA, the undersigned Notary Public of the State and County aforesaid, do hereby certify that Tara Stafford personally appeared before me this day and acknowledged that he/she is Vice President of the Jamison Ridge Homeowners Association, Inc., a North Carolina nonprofit corporation (the "Corporation") and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by him/her as its President.

WITNESS my hand and notarial stamp/seal, this the 6 day of January, ~~2020~~ ²⁰²²



Jasmin Coria
Official Signature of Notary Public
JASMIN Coria
Typed or Printed Name of Notary Public

My Commission Expires: 5-30-23

CERTIFICATE OF VALIDITY OF AMENDMENT TO DECLARATION FOR JAMISON RIDGE SUBDIVISION

By authority of its Board of Directors, and pursuant to N. C. Gen. Stat. Sec. 47F-2-117, the undersigned Secretary of the Board of Directors of the Association does hereby certify that the Association has reasonably assured itself that this Amendment has in fact been duly approved and adopted by the written agreement of Owners to whom not less than sixty-seven percent (67%) of all of the votes in the Association are allocated, and that the foregoing Amendment is therefore a valid amendment to the Declaration.

JAMISON RIDGE HOMEOWNERS ASSOCIATION, INC.

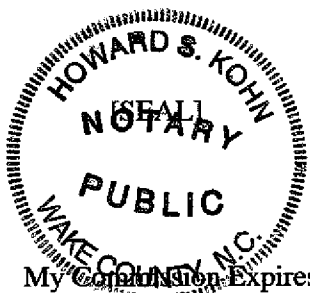
By: [Signature]
Name: Michael Mooney
Title: Secretary

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Howard S. Kohn, the undersigned Notary Public of the State and County aforesaid, do hereby certify that Michael Mooney personally appeared before me this day and acknowledged that he/she is Secretary of Jamison Ridge Homeowners Association, Inc., a North Carolina nonprofit corporation (the "Corporation") and that by authority duly given and as the act of the Corporation, the foregoing Certificate was signed in its name by him/her as its Secretary.

WITNESS my hand and notarial stamp/seal, this the 8th day of January, 2022



[Signature]
Official Signature of Notary Public
Howard S. Kohn
Typed or Printed Name of Notary Public