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BY: CANDICE M STATON  
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2018017972  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$26.00

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Prepared by and Mail to: Amanda P. Hodierna, Esq., 804 Green Valley Road, Suite 200 Greensboro, North Carolina 27408

FIRST TO AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF ST.  
JAMES RIDGE

NORTH CAROLINA

GUILFORD COUNTY

THIS AMENDMENT TO DECLARATION is made this 11 day of ~~March~~ <sup>April</sup>, 2018, by LD RAMBLING ROAD, LLC, a North Carolina limited liability company (the "Declarant").

RECITALS:

WHEREAS, Declarant caused the Declaration of Covenants, Conditions and Restrictions for St. James Ridge to be recorded in Book 7925, Page 754, Guilford County Registry, (the "Declaration") (capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration);

WHEREAS, Article XII, Section 5 of the Declaration provides as follows:

Additional land within any area adjoining the Properties may be annexed by the Declarant, without the consent of Members, within ten (10) years from the date of recordation of this instrument. Upon annexation of such land, Lots and Common Elements shall become part of the St. James Ridge Homeowners Association, Inc. and be subject to this Declaration, the Articles of Incorporation and Bylaws. Such annexation shall be evidenced by an instrument describing the land annexed thereby filed in the Office of the Register of Deeds of Guilford County, North Carolina.

WHEREAS, Declarant desires to annex as Additional Property the Lots and the Common Elements as shown on Final Plat St. James Ridge Phase 2, recorded in Plat Book 196, Page 130-132 (the "Additional Property");

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

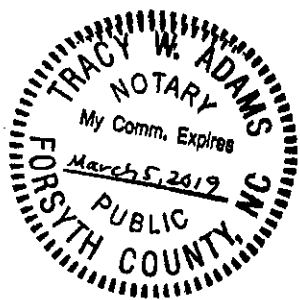
1. Annexation into St. James Ridge. The Declaration is hereby supplemented and amended in order to subject the Additional Property into St. James Ridge, and Declarant hereby declares and agrees that the Additional Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and easements contained in the Declaration.

2. Miscellaneous. Except as set forth herein, the Declaration remains unmodified and in full force and effect. This Amendment shall be recorded in the Guilford County Registry.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed as of the date first set forth above.

LD RAMBLING ROAD, LLC  
a North Carolina limited liability company



By: [Signature]  
Name: ERIC DISCHINGER  
Title: MANAGER

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, a Notary Public for the County and State aforesaid, do hereby certify that Eric Dischinger personally appeared before me and executed the foregoing instrument in the capacity indicated.

This 19<sup>th</sup> day of March, 2018

[Signature: Tracy W. Adams]  
Notary Public

My Commission Expires: March 5, 2019