

Prepared by and Return to:
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Raleigh, NC 27612

**AMENDMENT TO PROTECTIVE COVENANTS OF
MAGGIE RUN SUBDIVISION**

**THIS AMENDMENT TO PROTECTIVE COVENANTS OF MAGGIE RUN
SUBDIVISION** is made this 30 day of April, 2025 by the Maggie Run Subdivision
Homeowner's Association, the duly organized association of owners in Maggie Run (hereinafter
the "Association");

WITNESSETH:

WHEREAS, the Maggie Run Subdivision is subject to the Protective Covenants of Maggie
Run Subdivision (Phase I) recorded in Book 9106, Pages 184-195, Protective Covenants of
Maggie Run Subdivision Phase II as recorded in Book 9289, Pages 1662- 1674, Addendum to
Protective Covenants of Maggie Run Subdivision Phases I & II as recorded in Book 9967, Pages
2051-2058, Protective Covenants of Maggie Run Subdivision Phase III as recorded in Book
10352, Pages 777-789, Addendum to Protective Covenants of Maggie Run Subdivision Phases
I, II, & III as recorded in Book 10673, Pages 2178-2181, Protective Covenants of Maggie Run
Subdivision Phase IV as recorded in Book 11440, Pages 408-420, and Amendment to Protective
Covenants as recorded in Book 19856, Pages 1767 - 1768 of the Wake County Registry,
(hereafter the "Covenants"); and

WHEREAS, the Association desires to amend the Covenants in accordance with Article XII thereof to clarify leasing rules and restrictions; and

WHEREAS, in accordance with the provision of Article XII, the Board of Directors of the Maggie Run Subdivision Homeowner's Association, after a duly noticed meeting, has voted with a majority to amend Article 2.2(d) to change leasing as follows;

NOW, THEREFORE, in the exercise of its rights under Article XII, the Association amends the Covenants as follows:

1. Article 2.2(d) is deleted in its entirety and replaced with the following:

(d) Property may only be rented in its entirety; no fraction or portion may be leased. All leases shall be in writing and shall be for an initial term of no less than six (6) months. Notice of any leases, together with the Lessee's contact information shall be provided to the Board of Directors and Property Management Company by the Property Owner within ten (10) days of execution of the lease. The Property Owner must provide the Lessee with current copies of the Community Covenants, Bylaws, and Architectural Handbook. Subleasing by any Lessee is prohibited.

IN WITNESS WHEREOF, the Maggie Run Subdivision Homeowner's Association has caused this instrument to be executed by its duly authorized officer, the day and year first above written.

Maggie Run Subdivision Homeowner's Association

BY: Ero Griggs (SEAL)
President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Lauren M. Jackson, a Notary Public of the County and State aforesaid hereby certify that Eric Griggs personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

Witness my hand and official stamp or seal this 30 day of April, 2025.

Lauren M. Jackson
Notary Public

My Commission Expires:

