



Doc ID: 014514990004 Type: CRP
Recorded: 12/18/2023 at 09:56:18 AM
Fee Amt: \$51.00 Page 1 of 4
Alamance, NC
David Barber Register of Deeds

BK 4540 PG 82-85

THE DUTCHY PROPERTY OWNERS ←
ASSOCIATION
5001 DUTCHY DRIVE
MEBANE, NC 27302

Prepared by and return to: Adam J. Marshall, Esq.
Law Firm Carolinas, P.O. Box 41027, Greensboro, NC 27404

NORTH CAROLINA
ALAMANCE COUNTY

FOURTH AMENDMENT TO THE FIRST
AMENDED AND RESTATED DECLARATION
OF COVENANTS, RESTRICTIONS, AND
CONDITIONS FOR THE DUCHY AIRPARK
OF CHAPEL HILL

THIS FOURTH AMENDMENT TO THE FIRST AMENDED AND RESTATED
DECLARATION OF COVENANTS, RESTRICTIONS, AND CONDITIONS FOR THE
DUCHY AIRPARK OF CHAPEL HILL is made by The Duchy Property Owners Association,
Inc. (the "Association"), as more particularly described by the Declaration of Covenants,
Restrictions, and Conditions recorded in Book 2674, Pages 935-962 in the Alamance County
Registry.

WITNESSETH THAT:

WHEREAS, on September 14, 2006, a Declaration of Covenants, Restrictions, and
Conditions for The Duchy Airpark of Chapel Hill (the "1st Declaration") was recorded in Book
2465, Pages 815-840 in the Alamance County Registry;

WHEREAS, on February 14, 2008, the First Amended and Restated Declaration of
Covenants, Restrictions, and Conditions for The Duchy Airpark of Chapel Hill (the "2nd
Declaration") was recorded in Book 2674, Pages 935-962 in the Alamance County Registry;

WHEREAS, on July 22, 2011, the First Amendment to the 2nd Declaration was
thereafter recorded in Book 3026, Pages 90-117 in the Alamance County Registry;

WHEREAS, on February 14, 2020, the Second Amendment to the 2nd Declaration was
thereafter recorded in Book 3966, Pages 997-1000 in the Alamance County Registry;

WHEREAS, on December 9, 2020, the Third Amendment to the 2nd Declaration was
thereafter recorded in Book 4091, Pages 91-96 in the Alamance County Registry;

WHEREAS pursuant to 2nd Declaration (as amended specifically in the Third

4/26
+2

Amendment), the Association may adopt amendments to the Declaration only by the affirmative vote or written consent of 67% of the members of the Association, and such approval has been obtained;

WHEREAS, Aerial Zip, LLC a North Carolina Limited Liability Company, who acquired the property in Book 3638, Page 421 of the Alamance County Office of the Register of Deeds desires that their property be made subject to the 2nd Declaration (and any amendments thereto), and consents to this action.

NOW, THEREFORE, the Association and its members do hereby amend Section 1.17 of the 2nd Declaration by including in the definition for Property the additional property listed below, which shall be held, conveyed and which shall be subject to 2nd Declaration (and any amendments thereto):

All of Lot Number One (1), Final Plat Subdivision for Haw River Development, LLC, as recorded in that plat recorded in the Register of Deeds of Alamance County North Carolina in Plat Book 74 at Page 130, to which plat is hereby made reference to for a more complete description.

All other terms and conditions contained in the 2nd Declaration or amendments thereto shall remain unchanged.

[signature page follows]

The Duchy Property Owners Association, Inc.

By: Jonathan Bryant
President JONATHAN BRYANT

Attest: Anne S. Dill
Secretary Anne S. Dill

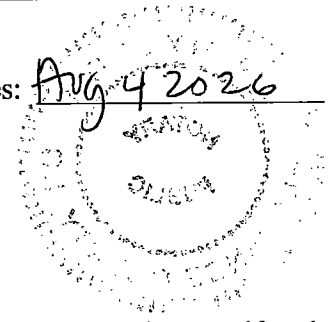
NORTH CAROLINA
ALAMANCE COUNTY

I, Peyton Justice, a Notary Public, do hereby certify that Jonathan Bryant personally appeared before me this day and acknowledged that He is the President of The Duchy Property Owners Association, Inc., a North Carolina Non-profit Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was voluntarily signed in its name by its President for the purpose stated therein.

Date: December 15, 2023.

PEYTON JUSTICE
(SE) Notary Public
Alamance Co., North Carolina
My Commission Expires Aug. 04, 2026

Peyton Justice
Notary Public
My Commission Expires: Aug 4 2026



NORTH CAROLINA
ALAMANCE COUNTY

I, Melanie D. Moody, a Notary Public, do hereby certify that Anne Stubblefield Dill personally appeared before me this day and acknowledged that She is the Secretary of The Duchy Property Owners Association, Inc., a North Carolina Non-profit Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was voluntarily signed in its name by its Secretary for the purpose stated therein.

Date: 12-11, 2023.

MELANIE D MOODY
Notary Public
Alamance Co., North Carolina
My Commission Expires Nov. 14, 2026

Melanie D Moody
Notary Public
My Commission Expires: November 14, 2026

CONSENTED TO BY:

Aerial Zip, LLC

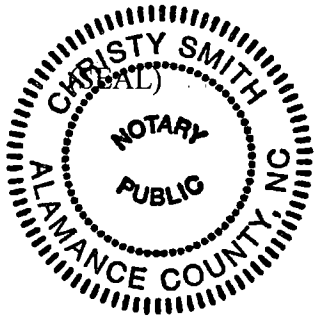
By: Stuart Dyer
President manager 2023

Attest: _____
Secretary _____

NORTH CAROLINA
ALAMANCE COUNTY

I, Christy Smith, a Notary Public, do hereby certify that Stuart Dyer personally appeared before me this day and acknowledged that he/she is the member/manager of Aerial Zip, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the organization, the foregoing instrument was voluntarily signed for the purpose stated therein.

Date: December 11, 2023.



Christy Smith
Notary Public

My Commission Expires: 01/27/2026