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Return to Vaughn Stanaland Type PLD
Total 26 Rev _____ Int. _____
Ck \$ 18 Ck # 1138 Cash \$ _____
Refund _____ Cash \$ _____ Finance _____

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STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

**AMENDMENTS TO
DEVAUN PARK PROCLAMATION
OF PROTECTIVE COVENANTS**

THIS AMENDMENT to the DEVAUN PARK PROCLAMATION OF PROTECTIVE COVENANTS (the original "Proclamation" recorded on September 11, 2002 in Book 1628, page 1129 of the Brunswick County Registry), is made and entered into this 9th day of November, 2020;

WITNESSETH

WHEREAS, Stanaland Stewart Company, LLC (hereinafter "SSC") is the developer and "Founder" of Devaun Park pursuant to the Proclamation of Protective Covenants of Devaun Park set forth above; and

WHEREAS, the Founder Control Period as established in the Proclamation has not expired and the Founder has the right to amend and supplement the Proclamation with the consent of the Devaun Park Community Association Board of Aldermen (hereinafter "DPCA BOA") pursuant hereto;

NOW, THEREFORE, SSC, as Founder under the Proclamation, hereby amends and supplements the Proclamation with the consent of the DPCA BOA as follows:

I.

ADDITION OF NEW ARTICLE 18

A. The Proclamation is hereby amended to add a new Article 18 as follows:

“ARTICLE 18

FLAGS AND POLITICAL SIGNS

- 18.1 **Adoption.** The Association hereby adopts “§ 47F-3-121. American and State flags and political sign displays.” of North Carolina General Statute Chapter “47F. North Carolina Planned Community Act.” as a means of regulating the display of the flag of the United States of America, the State of North Carolina, and the display of political signs.
- 18.2 **Flags and Political Signs.** All flags and political signs displayed by an owner inconsistent with section 18.1 (above) may be subject to removal by the Association upon 24 hours notice to the property owner in addition to any other remedies provided for by the Proclamation and Association By-Laws.
- 18.3 **Additional Rules.** Pursuant to Article 12, “Rule Making” the Board of Aldermen may adopt additional rules regarding the appropriate display of flags and signs provided such rules do not conflict with section 18.1 (above).”

II.

AMENDMENTS TO ARTICLES 1 THROUGH 15

B. Articles 1 through 15 of the Proclamation are amended as follows (The paragraph numbers below correspond to the original paragraph numbers in the Proclamation. References to the Article numbers that these paragraphs appear in are omitted.).

1. Paragraph 1.1(m) Founder Control Period is deleted in its entirety and replaced with:

(m) Founder Control Period. "Founder Control Period" means the period commencing on the date the Proclamation was recorded in the office of the Brunswick County Register of Deeds and ending on December 31, 2022.

2. Paragraph 3.12 Signs is amended as follows:

Each occurrence of “ARC” is hereby replaced with “Board”

3. Paragraph 4.2 Architectural Review Committee is amended by the addition of section (d) as follows:

(d) ARC Members Term. All Architectural Review Committee ("ARC") appointments, including interim appointments to fill vacancies, will be made by the Board of Aldermen and expire December 31st of each year. Should the Board of Aldermen fail to appoint new ARC members for a subsequent year on or before December 31st then the current member's term shall be automatically extend for one year ending December 31st. The Board of Aldermen shall appoint the ARC Chairperson and may remove any ARC members in its sole discretion.

4. Paragraph 10.5 Conveyance Common Area is deleted in its entirety and replaced with:

10.5 Conveyance Common Area. The Association may convey portions of the Common Area if persons entitled to cast at least sixty-seven percent (67%) of the votes in the Association agree in writing.

IN WITNESS WHEREOF, the Founder with the consent of the Board of Aldermen amends the Proclamation as set forth above, this the 9th day of November, 2020.

STANALAND STEWART COMPANY, LLC

W. Vaughn Stanaland
W. Vaughn Stanaland, Member/Manager

STATE OF South CAROLINA

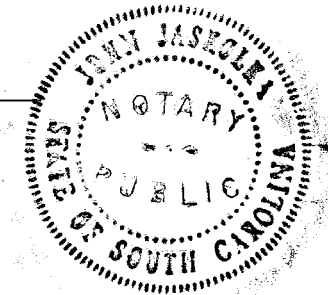
COUNTY OF Horry

I, JOHN JASKOLKA, a Notary Public of the state and county aforesaid, do hereby certify that W. Vaughn Stanaland personally appeared before me this day and, being personally known by me or after proper photo identification shown to me, acknowledged that he is the Manager of Stanaland Stewart Company, LLC, a North Carolina limited liability company, and further acknowledged due execution of the foregoing document on behalf of and as the act of the limited liability company.

Witness my hand and official seal, this 12TH day of November, 2020.

My Commission Expires:
FEBRUARY 23, 2026

John Jaskolka
Notary Public





IN WITNESS WHEREOF, the Devaun Park Community Association Board of Aldermen consents to the amendments to Proclamation as set forth above, this the 9th day of November, 2020.

DEVAUN PARK COMMUNITY ASSOCIATION, INC

Janet Medlin
Janet Medlin, President

STATE OF South CAROLINA

COUNTY OF Horry

I, JOHN JASKOLKA, a Notary Public of the state and county aforesaid, do hereby certify that Janet Medlin personally appeared before me this day and, being personally known by me or after proper photo identification shown to me, acknowledged that she is the President of Devaun Park Community Association, Incorporated, and further acknowledged due execution of the foregoing document on behalf of and as the act of the corporation.

Witness my hand and official seal, this 12TH day of November, 2020.

My Commission EXPIRES:
FEBRUARY 23, 2026

John Jaskolka
Notary Public

