

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2001

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HOUSE BILL 1307

Short Title: Conversion to Planned Community. (Public)

Sponsors: Representatives Gibson and Holmes (Primary Sponsors).

Referred to: Ways and Means.

April 12, 2001

1 A BILL TO BE ENTITLED
2 AN ACT RELATING TO THE CONVERSION OF EXISTING RESIDENTIAL
3 DEVELOPMENTS TO PLANNED COMMUNITIES.

4 The General Assembly of North Carolina enacts:

5 SECTION 1. Chapter 47F of the General Statutes is amended by adding a
6 new section to read:

7 "§ 47F-2-102. Conversion of existing residential developments to planned
8 communities.

9 The owners of lots entitled to cast one hundred percent (100%) of the votes in an
10 association, or if there is no association, the owners of one hundred percent (100%) of
11 the total land area currently subject to a single recorded set of residential restrictive
12 covenants, may convert the real property to a planned community and elect to make the
13 provisions of this Chapter applicable to the property by executing and filing a
14 declaration creating a planned community in accordance with G.S. 47F-2-101. To the
15 extent the provisions, procedures, and requirements for amendment in the restrictive
16 covenants conflict with the provisions of this section, this section shall control with
17 respect to any amendment to provide that this Chapter applies to the development of the
18 real property as a planned community."

19 SECTION 2. This act is effective when it becomes law.