

FOR REGISTRATION REGISTER OF DEEDS  
JENNIFER LEGGETT WHITEHURST  
BEAUFORT COUNTY, NC  
2007 NOV 01 11:31:25 AM  
BK:1614 PG:710-717 FEE:\$32.00  
INSTRUMENT # 2007008751

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR BEAUFORT POINTE  
(Phase II)

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAUFORT POINTE (the "Supplemental Declaration") made and entered into the 1 day of November, 2007, by and between NC LAND PARTNERS, LLC, a Delaware limited liability company (hereinafter "Declarant"); and ALL PROSPECTIVE PURCHASERS AND OWNERS of Lots within the Property known as Beaufort Pointe.

WITNESSETH:

WHEREAS, Declarant caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for Beaufort Pointe in Book 1534, at Page 485, in the office of the Register of Deeds of Beaufort County (the "Declaration"). The capitalized terms set forth in this Supplemental Declaration shall have the same meanings as set forth in the Declaration unless otherwise defined or the context shall otherwise prohibit; and

WHEREAS, pursuant to Section 9.1 of the Declaration, during the Development Period Declarant may unilaterally subject Contiguous Property to the Declaration by filing a Supplemental Declaration in the office of the Register of Deeds; and

WHEREAS, Declarant is the owner in fee simple of the Contiguous Property described in Exhibit A, which is attached hereto and incorporated herein by reference ("Phase II"); and

WHEREAS, pursuant to Section 9.1 of the Declaration, Declarant desires to subject Phase II to the Declaration; and

WHEREAS, Declarant desires to impose certain Use Restrictions on all of the Contiguous Property in Phase II.

NOW, THEREFORE, pursuant to the provisions of Section 9.1 of the Declaration and in accordance with the provisions of Chapter 47F of the General Statutes of North Carolina, the Declarant does hereby declare that:

1. All of Phase II shall be held, sold, used and conveyed subject to the Declaration and all easements, restrictions, covenants, conditions and benefits described therein; and further, that Phase II is hereby subjected to the jurisdiction of the Association and all Association Documents; and

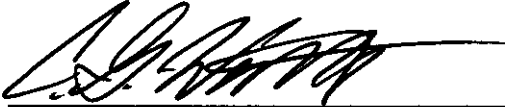
2. Certain areas of Phase II are assigned to Lots as Limited Common Elements as described on Exhibit B. The developer intends to assign the area designated as "BPYCA" on the plat described on Exhibit A (the "Plat") as limited common element of the property depicted as "Beaufort Pointe Yacht Club" on the Plat when that property is subjected to the Declaration.

3. Pursuant to Section 8.5(a) of the Declaration, the maximum allowable built-upon area per Lot is limited to a specific area. The allowable built-upon area for the Lots annexed by this Supplemental Declaration are set forth on Exhibit C attached hereto and incorporated herein.

IN TESTIMONY WHEREOF, Declarant has caused this Supplemental Declaration to be executed in such form as to be binding, all my authority duly given, this the day and year first above written.

NC LAND PARTNERS, LLC  
A Delaware Limited Liability Company

(SEAL)

By:   
Attorney in Fact

Pitt COUNTY  
North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated, and having been first authorized to do so:

C. G. Watkeys, Attorney in Fact of NC Land Partners, LLC.

Date November 1, 2007

Stacey Byrum  
Signature of Notary Public

My commission expires: November 4, 2009

(Official Seal)

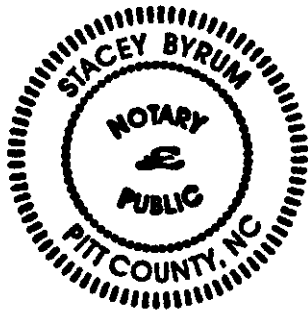


EXHIBIT "A"

That tract or parcel of land lying and being situate in Beaufort County, North Carolina, and being more particularly shown and described on the map dated October 26, 2007, prepared by The East Group, and entitled "Beaufort Pointe Phase II," said map being recorded in Map Book PC H, Pages 4-8 through 4-10, in the office of the Register of Deeds of Beaufort County, North Carolina.

LESS AND EXCEPT those certain tracts or parcels of land depicted on the aforementioned plats as "Beaufort Pointe Yacht Club," located adjacent to Lots 75, 76, and 77 and between Lots 91 and 93.

**EXHIBIT "B"**

**Assigned Limited Common Elements**

<i>91</i>	<i>91A</i>
<i>93</i>	<i>93A</i>
<i>94</i>	<i>94A</i>
<i>95</i>	<i>95A</i>
<i>96</i>	<i>96A</i>
<i>97</i>	<i>97A</i>
<i>98</i>	<i>98A</i>
<i>99</i>	<i>99A</i>
<i>100</i>	<i>100A</i>
<i>101</i>	<i>101A</i>
<i>102</i>	<i>102A</i>
<i>103</i>	<i>103A</i>

EXHIBIT "C"

Allocated Built Upon Areas for Lots 56 - 113

Lot No.	Allowable Built-Upon Area		Lot No.	Allowable Built-Upon Area	
	AC	SF		AC	SF
56	0.07	3,000	85	0.06	2,400
57	0.06	2,800	86	0.06	2,700
58	0.06	2,800	87	0.07	3,000
59	0.06	2,400	88	0.12	5,300
60	0.06	2,400	89	0.15	6,400
61	0.06	2,400	90	0.11	4,700
62	0.06	2,400	91	0.06	2,800
63	0.06	2,600	92	0.07	3,000
64	0.07	3,200	93	0.05	2,200
65	0.08	3,600	94	0.05	2,300
66	0.09	3,800	95	0.07	2,900
67	0.07	2,900	96	0.08	3,400
68	0.06	2,600	97	0.05	2,300
69	0.08	3,300	98	0.05	2,300
70	0.13	5,700	99	0.05	2,300
71	0.16	7,000	100	0.05	2,300
72	0.13	5,700	101	0.05	2,300
73	0.09	3,800	102	0.05	2,300
74	0.17	7,500	103	0.06	2,400
75	0.08	3,400	104	0.06	2,400
76	0.07	3,100	105	0.05	2,300
77	0.06	2,600	106	0.05	2,300
78	0.07	2,900	107	0.07	2,900
79	0.07	2,900	108	0.07	3,000
80	0.06	2,800	109	0.07	3,000
81	0.06	2,800	110	0.07	2,900
82	0.06	2,700	111	0.07	2,900
83	0.06	2,600	112	0.07	2,900
84	0.06	2,400	113	0.07	2,900



JENNIFER LEGGETT WHITEHURST  
BEAUFORT COUNTY REGISTER OF DEEDS  
COURTHOUSE BUILDING  
112 W. 2ND STREET  
WASHINGTON, NC 27889

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Filed For Registration: 11/01/2007 11:31:25 AM

Book: RE 1614 Page: 710-717

Document No.: 2007008751

DECLR 8 PGS \$32.00

Recorder: BARBARA TAYLOR

**\*2007008751\***

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*Fred Holscher*