

FOR REGISTRATION REGISTER OF DEEDS  
JENNIFER LEGGETT WHITEHURST  
BEAUFORT COUNTY, NC  
2008 FEB 07 01:43:50 PM  
BK:1628 PG:473-476 FEE:\$20.00  
INSTRUMENT # 2008000946

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR BEAUFORT POINTE

This FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR BEAUFORT POINTE (the "Amendment") made  
and entered into the 7<sup>th</sup> day of February, 2008, 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, as amended or supplemented, (the  
"Declaration"). The capitalized terms set forth in this Amendment 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 17.2 (a) of the Declaration, during the  
Development Period Declarant may unilaterally amend the Declaration for any purpose by filing  
an Amendment in the office of the Register of Deeds; and

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Prepared by **WARD AND SMITH, P.A.**, University Corporate Center, 127 Racine Drive, Post Office  
Box 7068, Wilmington, NC 28406-7068  
Please return to **WARD AND SMITH, P.A.**, University Corporate Center, 127 Racine Drive, Post  
Office Box 7068, Wilmington, NC 28406-7068  
Attention: Samuel B. Franck

WHEREAS, Declarant desires to amend the Declaration by incorporating certain additional Use Restrictions on all of the initial Property and any and all future Contiguous Property annexed into the Project by Supplemental Declaration.


NOW, THEREFORE, pursuant to the provisions of Section 17.2 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. The following language shall be added to Exhibit "B" of the Declaration as Item 2 (u):

Flags/Signs. No Owner shall post or display any sign, decoration, art work, flag, or banner either upon the Common Elements, Limited Common Elements or on his Lot or within his Unit which is visible from any Common Elements other than political signs which may be posted pursuant to rules and regulations adopted from time to time by the Board. For purposes of this restriction, a "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing an issue on the election ballot. The provisions of this restriction shall not be implemented to interfere with the Declarant Rights more particularly described in Article 15.

IN TESTIMONY WHEREOF, Declarant has caused this First Amendment 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 (SEAL)  
A Delaware Limited Liability Company

By:   
Attorney in Fact

STATE OF NORTH CAROLINA  
COUNTY OF Pitt

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that **C. G. WATKEYS**, Attorney in Fact for **NC LAND PARTNERS, L.L.C.**, a Delaware Limited Liability Company, personally appeared before me this day and being duly sworn says that he executed the foregoing and annexed instrument for and in behalf of **NC LAND PARTNERS, L.L.C.**, a Delaware Limited Liability Company, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged and recorded in the office of the Register of Deeds of Beaufort County in Book 1531, Page 550 on July 7, 2006, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **C. G. WATKEYS** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed and in behalf of **NC LAND PARTNERS, L.L.C.**

WITNESS my hand and official seal, this the 7<sup>th</sup> day of February, 2008.

Stacey Byrum  
NOTARY PUBLIC

My Commission expires: November 4, 2009





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

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AMEND 4 PGS \$20.00

Recorder: ELIZABETH HOWARD

**\*2008000946\***

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*Fred Holscher*