

0976 242

STATE OF NORTH CAROLINA )  
COUNTY OF BRUNSWICK )  
FIRST AMENDMENT TO  
DECLARATION OF RESTRICTIONS AND  
PROTECTIVE COVENANTS  
OCEAN HARBOUR ESTATES, INC.

FILED FOR REGISTRATION  
976 242  
MARCH 10 1994  
CLERK OF SUPERIOR COURT  
BRUNSWICK COUNTY, N.C.

This Amendment is made this 29th day of March, 1994, by  
OCEAN HARBOUR ESTATES, INC., a North Carolina Corporation,  
hereinafter called "Declarant".

RECITALS

- A. By instrument entitled "Declaration of Restrictions and Protective Covenants for Ocean Harbour Estates Subdivision", dated March 8, 1994, recorded in the Office of the Register of Deeds for Brunswick County on March 16, 1994, in Deed Book 973 at Page 356 ("the Declaration"), the Declarant imposed certain easements, restrictions, covenants and conditions on the real property ("the Properties") described in the Declaration.
- B. The Declarant is still the owner of all of the Properties, and therefore has the right to amend the Declaration pursuant to Article XVIII, Section 3 thereof.
- C. The Declarant wishes to amend the Declaration in the respects set forth below.

000006

TOTAL 12.00 RTV  
TC # 17 # 29994  
CK # 12.00 002  
CASH  
BY 94

0976 243

AMENDMENT

Now, therefore, in consideration of the foregoing premises and powers, the Declarant hereby amends the Declaration as follows:

1. Article V, Section 1 is hereby amended by adding the following language at the end thereof:

"Further, each member owning a lot described as Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 or 11 on the plat described in Exhibit "A" shall have all rights as riparian owners under the laws of the State of North Carolina across such portions of Tract C as lies within the line marked "Riparian Boundary" immediately adjacent to such lot, including but not necessarily the right to build, maintain and use boat docks within such portions of the common areas. Such riparian rights shall be subject to all applicable governmental regulatory requirements and restrictions and the provisions of Article IX hereof. The Declarant reserves the right to grant such rights to owners of other lots that may later be incorporated into the Properties as to those common areas upon which such lots join.

2. Except as expressly set forth above, the Declaration shall remain in full force and effect and unaltered hereby.

0976 244

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed by its president and attested by its secretary the day and year first above written.

OCEAN HARBOUR ESTATES, INC.  
a North Carolina corporation

By: B. Darius Stanaland  
B. Darius Stanaland, President

Attest: Vertilee S. Bennett  
Vertilee S. Bennett, Secretary

STATE OF NORTH CAROLINA )

ACKNOWLEDGEMENT

COUNTY OF BRUNSWICK

I, Chris Allen Jeffcoat, a Notary Public, do hereby certify that B. Darius Stanaland, the President of Ocean Harbour Estates, Inc., a North Carolina corporation, appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of such corporation. In my hand and notarial seal this 29TH day of MARCH, 1976.

Notary Public for North Carolina  
My Commission expires: 11/3/76

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

The Foregoing (or annexed) Certificate(s) of Chris Allen Jeffcoat

Notary(ies) Public (is)(are) Certified to be Correct.

This Instrument was filed for Registration on the Day and Hour in the Book and Page shown on the First Page hereof.

Robert J. Robinson  
ROBERT J. ROBINSON, Register of Deeds