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1008 783

STATE OF NORTH CAROLINA )  
COUNTY OF BRUNSWICK )  
NOV 15 1994  
SECOND AMENDMENT TO  
DECLARATION OF RESTRICTIONS AND  
PROTECTIVE COVENANTS FOR  
OCEAN HARBOUR ESTATES, INC.

58

PLATT PATTERSON  
REGISTER OF DEEDS  
BRUNSWICK COUNTY, N.C.

This Amendment is made this 15<sup>th</sup> day of November, 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 and thereafter amended said restrictions by that certain First Amendment to the Declaration of Restrictions and Protective Covenants for Ocean Harbour Estates, Inc. dated March 29, 1994 and recorded April 5, 1994 in the Office of the Register of Deed for Brunswick County in Book 976 at Page 242.
- B. Pursuant to Article III of the Declaration, the Declarant has the unilateral right, privilege and option to subject to the provisions of the Declaration any property that the Declarant owns adjacent to the Properties;
- C. The Declarant wishes to annex and subject to the Declaration the adjacent property described on Exhibit "A" attached hereto.

RET. Nancy Rahn  
TOT: 14.00  
TC: 38 # 15377  
CR: 47.00 1260  
CASH \_\_\_\_\_  
BY: Set

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**AMENDMENT**

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

1. The property described on the attached Exhibit "A" are hereby submitted to the above referenced Declaration.
2. The lots described on Exhibit "A" shall also be subject to the Supplemental Restrictions set forth on Exhibit "B" attached hereto.
3. Except as expressly set forth above, the Declaration shall remain in full force and effect and unaltered hereby.

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., (Corporate  
a North Carolina corporation Seal)

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

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

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

**ACKNOWLEDGEMENT**

I, Nancy E. Rehn, a Notary Public, do hereby certify that B. Darius Stanaland, the President of Ocean Harbour Estates, Inc., a North Carolina corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of such corporation. Witness my hand and notarial seal this 15th day of November, 1994.

Notary Public for South Carolina  
My Commission expires: June 30, 2000

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

The Forgoing (or annexed) Certificate(s) of Nancy E. Rehn

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 L. Robinson  
ROBERT L. ROBINSON, Register of Deeds

**EXHIBIT "A"**

**Description of Property Submitted to  
the Declaration, Constituting Ocean Harbour  
Estates Subdivision as the Time of  
Filing the Declaration of Restrictions  
and Protective Covenants**

**LOTS**

All those certain pieces, parcels or lots of land situate, lying and being in Shallotte Township, Town of Calabash, Brunswick County, North Carolina, being shown and designated as Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37) and Thirty-eight (38) as referenced on the Plat of Survey for Section Two, Ocean Harbour Estates prepared by Thomas W. Morgan, R. L. S., dated October 20, 1993, revised February 25, 1994, August 29, 1994 and October 19, 1994 and recorded in the office of the Register of Deeds for Brunswick County in Plat Book Z at Page 101, which plat is incorporated herein and made a part hereof by reference.

**OTHER COMMON AREAS**

All those certain pieces, parcels or tracts of land situate lying and being in Shallotte Township, Town of Calabash, Brunswick County, North Carolina, being shown and designated as "Vest-Pocket Park Site" on Plat of survey for the W. M. Stanaland Estate by Thomas W. Morgan, R.L.S. dated June 1, 1993, last revised January 27, 1994, recorded in the office of the Register of Deeds for Brunswick County in Plat Book Y at page 172 and on the Plat of Survey for Section Two, Ocean Harbour Estates prepared by Thomas W. Morgan, R. L. S., dated October 20, 1993, revised February 25, 1994, August 29, 1994 and October 19, 1994 and recorded in the office of the Register of Deeds for Brunswick County in Plat Book Z at Page 101, which Plats are incorporated herein and made a part hereof by reference.

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**EXHIBIT "B"**

**Supplemental Restrictions Applicable**  
**Only to Lots Described on Exhibit "A"**

<sup>C-1</sup>  
Every residence shall contain a minimum of two thousand two hundred (2,200) square feet of fully enclosed heated and cooled floor area devoted to living purposes. This area shall be exclusive of roofed or unroofed porches, terraces, decks, and/or garages. In all residences more than one story in height the first story shall contain a minimum of one thousand five hundred (1,500) square feet of heated and cooled floor area devoted to living purposes. In addition to the aforementioned minimum area requirements each residence shall contain an enclosed garage sufficient to contain at least two large automobiles in their entirety. The Architectural Review Board shall have the authority to determine minimum and/or maximum garage dimensions, should the same become necessary, in its sole discretion. No garage shall have an opening for cars that faces the front roadway side of the Lot unless the Architectural Review Board determine that the same is necessary due to the size and/or shape of the Lot.