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Recorded: 01/13/2016 at 11:54:12 AM
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Workflow# 0000147804-0001
Craven, NC
Sherril B. Richard Register of Deeds

Bk **3410** Pg **135**

0000147804-0001

NORTH CAROLINA
CRAVEN COUNTY

AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
of
CROATAN CROSSING
Section One, Phase Two

This Amendment to Declaration of Covenants, Conditions and Restrictions of Croatan Crossing, made and entered into as of the 7th day of January, 2016, by and between LRH DEVELOPMENT, LLC, a North Carolina Limited Liability Company duly organized and existing under and by virtue of the laws of the State of North Carolina, whose address is 3962 Martin Luther King, Jr. Boulevard, New Bern, NC 28562 (the "Declarant"); BRANCH BANKING AND TRUST COMPANY, a North Carolina banking Association with an office and place of business in New Bern, Craven County, North Carolina and JOSEPHINE M. AIKEN, (hereinafter collectively "Beneficiary"); and all PROSPECTIVE PURCHASERS (the "Purchasers") of lots of land hereinafter enumerated and situate in CROATAN CROSSING, Section One, Phase Two, according to the plat of record in the Office of the Register of Deeds of Craven County, North Carolina in Plat Cabinet I, Slides 73-C and 73-D, and Deed Book 3409, Page 195, the same depicting a subdivision in Number Six (6) Township, Craven County North Carolina is as follows:

WITNESSETH:

White & Allen, P.A.
Attorneys at Law
Post Office Drawer G1
New Bern, North Carolina 28563

✓ Return to White & Allen, P.A.



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WHEREAS, Declarant is the developer of Croatan Crossing, Section One, Phase One (“Subdivision”), as the same is depicted on a map of record in the Office of the Register of Deeds of Craven County, North Carolina in Plat Cabinet H, Slides 158-F, G and H and Book 2871, Pages 683-685.

WHEREAS, in conjunction with the development of the Subdivision, Declarant recorded in Book 2853, Page 726 and Book 2871, Page 686, in the Office of the Register of Deeds of Craven County, North Carolina, certain Declaration of Covenants, Conditions and Restrictions (collectively being “Master Covenants”); and

WHEREAS, in Section 11.5 Reservation of Special Declarant Rights of the Master Covenants, Declarant reserved the right, during the development period, to annex additional Lots or Common Areas into the Subdivision by filing a supplement to the Master Covenants in the Office of the Register of Deeds of Craven County, North Carolina together with an amendment to the Plat (if applicable); and

WHEREAS, the development period has not yet expired; and

WHEREAS, Declarant has developed Croatan Crossing, Section One, Phase Two (“Additional Properties”), as shown on a map of same recorded in Plat Cabinet I, Slides 73-C and 73-D, and Deed Book 3409, Page 195, in the Office of the Craven County Register of Deeds, and does now desire to add the Additional Properties to the Subdivision and to make the Additional Properties subject to the Master Covenants; and

WHEREAS, the lots described hereinafter are encumbered by a deed of trust to Branch Banking and Trust Company dated May 18, 2015 and recorded in Book 3356, Page 477, and by a deed of trust to Josephine M. Aiken dated May 18, 2015 and recorded in Book 3356, Page 487, Office of the Craven County Register of Deeds; and

WHEREAS, the Beneficiaries of the above-referenced deeds of trust have joined in the execution hereof for the purpose of indicating their assent to this AMENDMENT TO



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DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF CROATAN CROSSING, Section One, Phase Two for the purposes set forth herein as the same affects the lots described herein below; and

THEREFORE, the Master Covenants are hereby amended as follows:

1. Additional Properties. The provisions of the Master Covenants shall apply fully to all the Additional Properties as shown on that plat of Croatan Crossing, Section One, Phase Two, as recorded in Plat Cabinet I, Slides 73-C and 73-D, and Deed Book 3409, Page 195, Office of the Craven County Register of Deeds (hereinafter "Plat"). All terms and provisions of the Master Covenants shall be fully binding and applicable to the Additional Properties, except as may be set forth herein.
2. Restrictions. All Restrictions contained in the Master Covenants shall be fully applicable to the Additional Properties, except as modified by the plat of the Additional Properties and as may be set forth herein.
3. Membership in the Association. All Owners and Purchasers of the Additional Properties shall become members of Croatan Crossing Homeowners Association, Inc., in accordance with the Master Covenants.
4. Survival. Except as specifically amended by this Amendment, all provisions of the Master Covenants, and as the same may be amended from time to time, shall be fully applicable to all Additional Properties, and the terms and conditions of the Master Covenants shall remain in full force and effect as to all Additional Properties encumbered hereby and thereby.

IN WITNESS WHEREOF, the undersigned have executed this Amendment under authority duly given as of the day and year first above written.



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DECLARANT:

LRH DEVELOPMENT, LLC

By: [Signature] (SEAL)
RICK L. SCHEPER, Manager

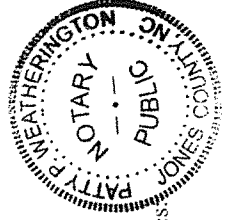
By: [Signature] (SEAL)
HOVEY E. AIKEN, III, Manager

NORTH CAROLINA

CRAVEN COUNTY

I, Patty P. Weatherington, a Notary Public, do hereby certify that Rick L. Scheper personally appeared before me this day and acknowledged that he is a Manager of LRH DEVELOPMENT, LLC, a North Carolina Limited Liability Company, and further acknowledged the due execution thereof.

WITNESS my hand and official stamp or seal, this the 1st day of January, 2016.



Patty P. Weatherington
Notary Public

My Commission Expires: 06/22/2020



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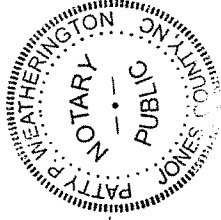
NORTH CAROLINA

CRAVEN COUNTY

I, Patty P. Weatherington, a Notary Public, do hereby certify that Hovey E. Aiken, III personally appeared before me this day and acknowledged that he is a Manager of LRH DEVELOPMENT, LLC, a North Carolina Limited Liability Company, and further acknowledged the due execution thereof.

WITNESS my hand and official stamp or seal, this the 11th day of January, 2016.

Patty P. Weatherington
Notary Public



My Commission Expires:

01/22/2020



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BENEFICIARY:

BRANCH BANKING AND TRUST COMPANY

By:

Darryl W. Brown
Vice President

NORTH CAROLINA

CRAVEN COUNTY

Karen V. Cahoon
Gary W. Brown

, a Notary Public, do hereby certify that personally came before me this day and acknowledged that he is Vice President of BRANCH BANKING AND TRUST COMPANY, a North Carolina banking corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as its Vice President.

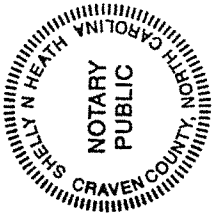
Witness my hand and notarial seal, this the 13 day of January, 2016.

KAREN V CAHOON
Notary Public
Craven Co., North Carolina
My Commission Expires April 9, 2020

Karen V. Cahoon
Notary Public

My Commission Expires:

4-9-20



Josephine M. Aiken (SEAL)
JOSEPHINE M. AIKEN

NORTH CAROLINA
CRAVEN COUNTY

I, Shelly N. Heath, a Notary Public, certify that Josephine M. Aiken personally appeared before me this day and acknowledged the due execution of the foregoing document.

WITNESS my hand and notarial seal, this the 11 day of January, 2016.

Shelly N. Heath
Notary Public

My Commission Expires:

02/26/2020



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