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NORTH CAROLINA

CRAVEN COUNTY

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

This Amendment to Declaration of Covenants, Conditions and Restrictions of Croatan Crossing, made and entered into as of the 1<sup>st</sup> day of MAY, 2018, 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"); and all PROSPECTIVE PURCHASERS (the "Purchasers") of lots of land hereinafter enumerated and situate in CROATAN CROSSING, Section One, Phase Three, according to the plat of record in the Office of the Register of Deeds of Craven County, North Carolina in Plat Cabinet I, Slides 118-F, the same depicting a subdivision in Number Six (6) Township, Craven County North Carolina is as follows:

**WITNESSETH:**

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White & Allen, PA  
Attorneys at Law  
Post Office Drawer U  
New Bern, North Carolina 28563

Return to White & Allen, P.A.

WHEREAS, Declarant is the developer of Croatan Crossing, Section One, Phase One and Section One, Phase Two (“Subdivision”), as the same are depicted on maps 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 and Plat Cabinet I, Slides 73-C and 73-D and Book 3409, Page 195.

WHEREAS, in conjunction with the development of the Subdivision, Declarant recorded in Book 2853, Page 726; Book 2871, Page 686, and Book 3410, Page 135 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 Three (“Additional Properties”), as shown on a map of same recorded in Plat Cabinet I, Slide 118-F in the Office of the Register of Deeds of Craven County, North Carolina, and does now desire to add the Additional Properties to the Subdivision and to make the Additional Properties subject to the Master Covenants.

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 Three, as recorded in Plat Cabinet I, Slide 118-F, Office of the Register of Deeds of Craven County, North Carolina (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.

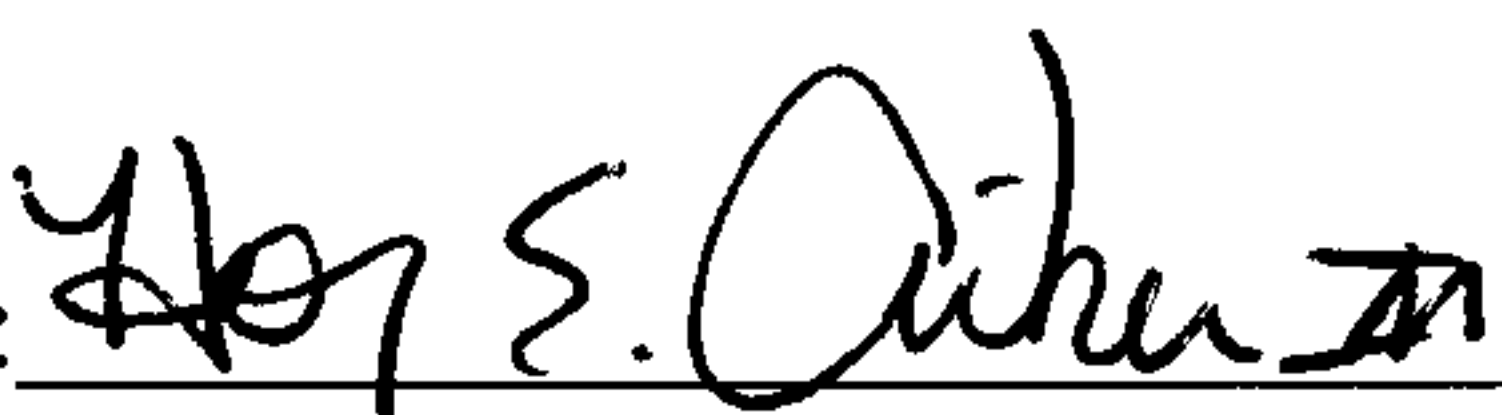
4. Survival. Except as specifically amended by this Amendment, all provisions of the Master Covenants, and as the same may be amended from time to time, shall be fully applicable to all Additional Properties, and the terms and conditions of the Master Covenants shall remain in full force and effect as 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.

DECLARANT:

LRH DEVELOPMENT, LLC

By:  (SEAL)  
RICK L. SCHEPER, Manager

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

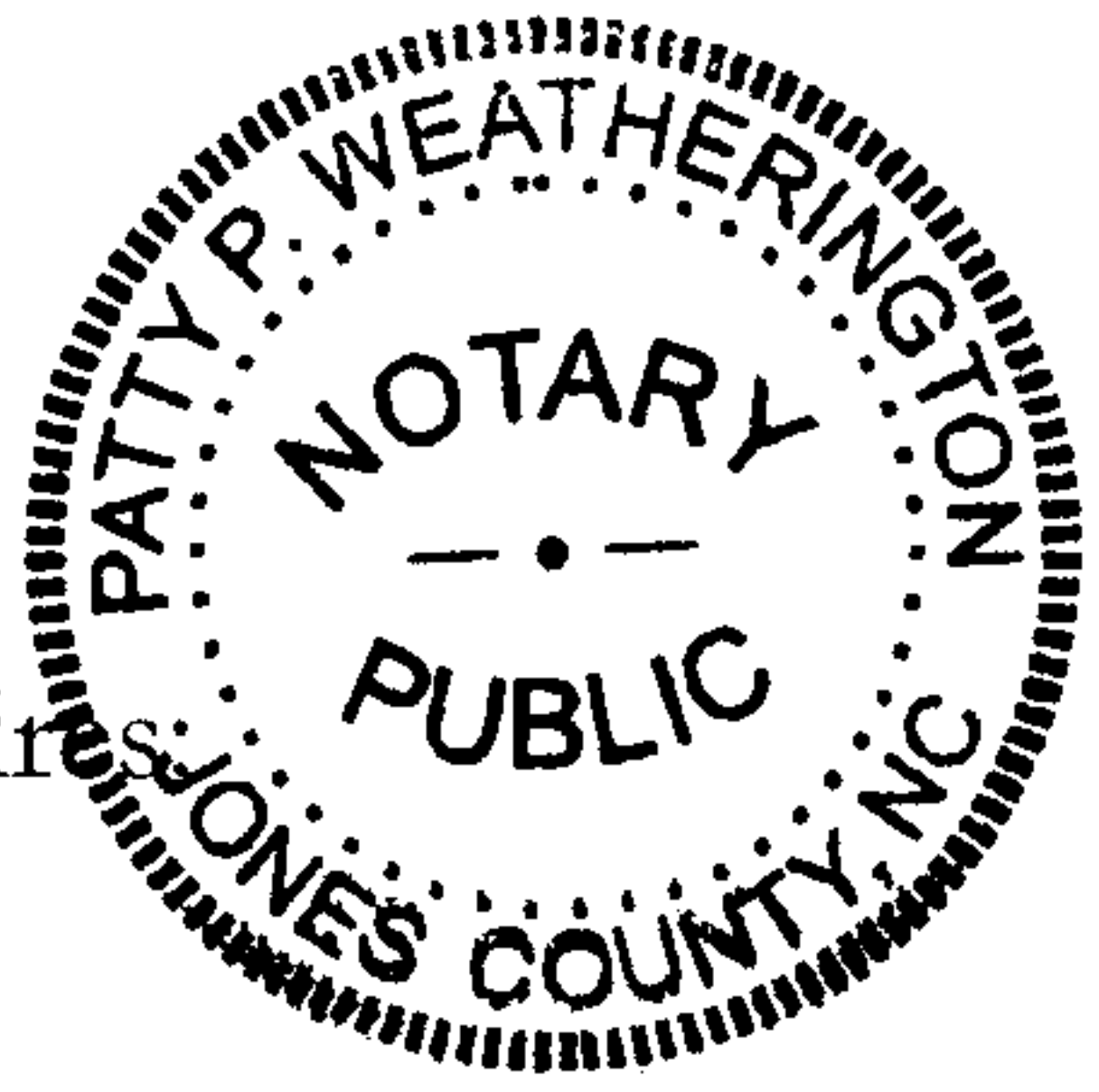


NORTH CAROLINA

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 1 day of May, 2018.



Patty P. Weatherington  
Notary Public

My Commission Expires

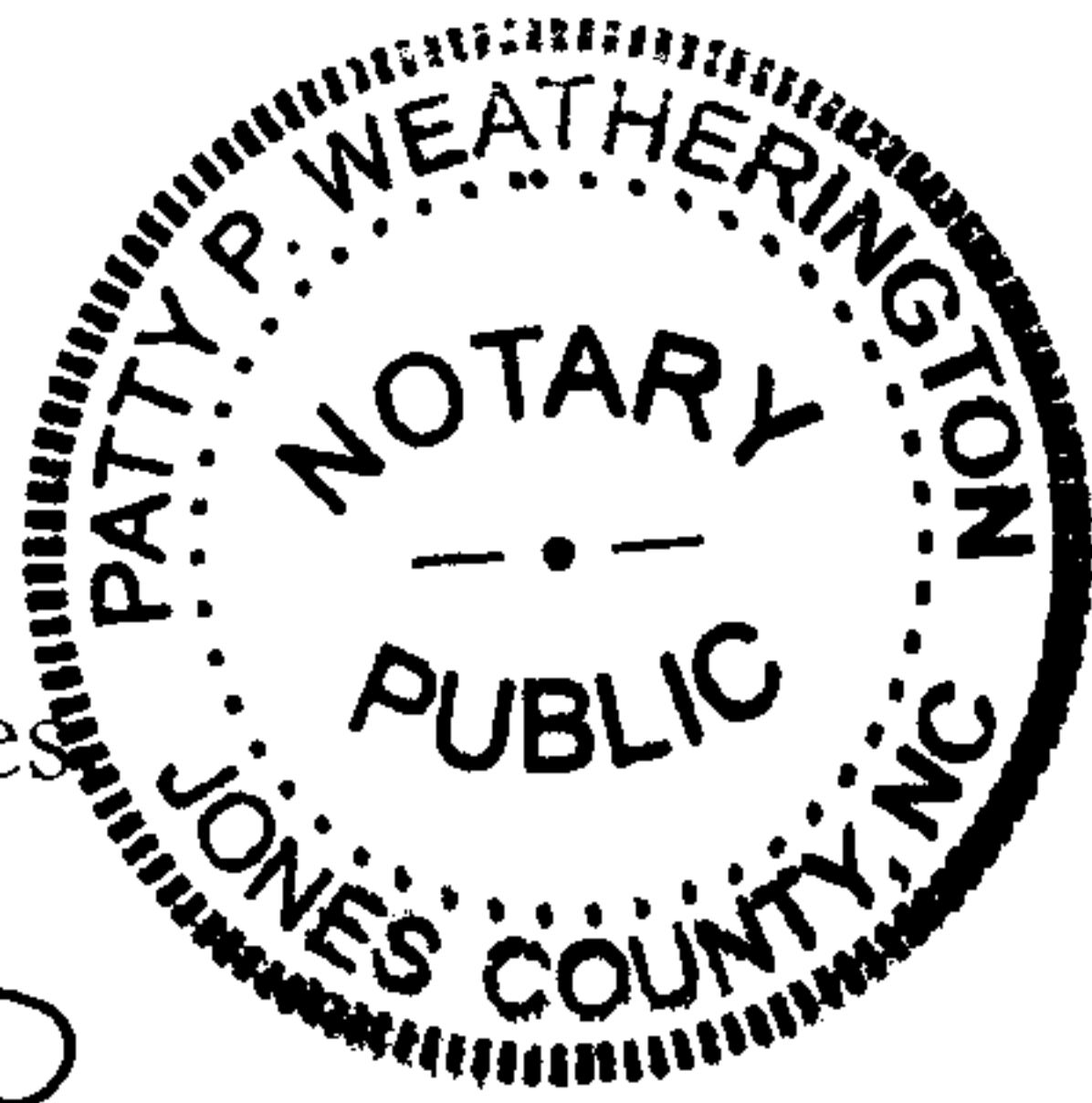
06/22/2020

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 2 day of May, 2018.



Patty P. Weatherington  
Notary Public

My Commission Expires

06/22/2020