

NORTH CAROLINA

PAMLICO COUNTY

FILED in Pamlico County, NC
on Oct 29 2001 at 04:04:22 PM
by: Joyce E. Carawan
Register of Deeds

BOOK 370 PAGE 745

SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS OF THE OAKS

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS OF THE OAKS is made and entered into this the 23rd day of October, 2001, by and between COASTAL MARKETING & DEVELOPMENT COMPANY, a North Carolina General Partnership, hereinafter referred to as "Developer", party of the first part and ALL PROSPECTIVE PURCHASERS of Lots in The Oaks Subdivision, parties of the second part.

WITNESSETH:

WHEREAS, DEVELOPER is the owner of twenty lots in THE OAKS AT BEARD CREEK subdivision located in Pamlico County, North Carolina, which is more particularly shown and described on that map recorded in Plat Cabinet A, Slides 121-129, Pamlico County Registry; and

WHEREAS, DEVELOPER heretofore recorded a Declaration of Protective Covenants of The Oaks (the "Declaration"), dated November 20, 2000, the same being recorded in Book 359, Page 534, *et seq.*, Pamlico County Registry; and

WHEREAS, DEVELOPER has recorded in the office of the Register of Deeds of Pamlico County, a map or plat entitled, "Riparian Lot Lines of The Oaks at Beard Creek", said map or plat being recorded in Plat Cabinet A, Slide 126-5, Pamlico County Registry;

WHEREAS, DEVELOPER desires to amend the Declaration as is set forth hereinbelow NOW, THEREFORE, DEVELOPER in accordance with Article 14 of the Declaration, does hereby amend said Declaration as follows:

Subparagraph F of Article 3 of the Declaration is hereby amended to add the following additional paragraph to said subparagraph F:

"Piers and docks shall be constructed adjacent to all lots in accordance with the Riparian Lines as are set forth on the map or plat entitled, "Riparian Lot Lines for The Oaks at Beard Creek", recorded in Plat Cabinet A, Slide 126-5, Pamlico County Registry within said Riparian Lot Lines and no pier, dock or boathouse or other structure shall be built within fifteen (15) feet of the sidelines of said Riparian Lot Lines as shown on the map or plat hereinabove referenced."

IN TESTIMONY WHEREOF, Coastal Marketing & Development Company has caused this Instrument to be executed by its general partners, and each of said general partners have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing

RETURNED TO Henderson, Sester
DATE RETURNED 11-9-01

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after their signature hereinbelow and each individual executing this Amendment has hereunto set their hand and adopted as their seal, the typewritten work "SEAL" appearing after their signature hereinbelow, on all the day and year first above written.

COASTAL MARKETING & DEVELOPMENT COMPANY (SEAL)

BY: Duncan Harrison (SEAL)
GENERAL PARTNER

BY: J. Michael Sanders (SEAL)
GENERAL PARTNER

STATE OF NORTH CAROLINA

COUNTY OF Craven

I, B. Hunt Baxter, Jr., a Notary Public in and for said County and State, do hereby certify that J. Michael Sanders and Duncan Harrison, personally appeared before me and with whom I am personally acquainted, and acknowledged the execution of the forgoing instrument on behalf of Coastal Marketing and Development Company, a North Carolina general partnership, as its general partners.

WITNESS my hand and notarial seal, this the 23rd day of October, 2001.

B. Hunt Baxter, Jr.
NOTARY PUBLIC

My Commission Expires: 5-21-2006



NORTH CAROLINA

PAMLICO COUNTY

The foregoing certificate of B. Hunt Baxter - Craven Co, NC is certified to be correct. This instrument was presented for registration this day and hour, and duly recorded in the office of the Register of Deeds of Pamlico County, North Carolina, in Book 370, at Page 745.

This the 29 day of Oct, 2001, at 4:30 o'clock P.m.

James E. Carawan
REGISTER OF DEEDS

BY: Debbie E. Southland
DEPUTY REGISTER OF DEEDS
act.