  
CLEMENTINE WHITE, Pasquotank County, NC

NORTH CAROLINA  
PASQUOTANK COUNTY

THIRD AMENDMENT TO RESTRICTIVE  
COVENANTS FOR HUNTERS LAKE  
(DECLARATION OF RESTRICTIVE  
COVENANTS FOR  
HUNTERS LAKE PHASE 2B)

THIS DECLARATION, made this the 26th day of April, 2023, by MEADS HOME BUILDERS, INC., a North Carolina corporation, as Declarant;

WITNESSETH:

THAT WHEREAS, the aforementioned North Carolina corporation, Declarant herein, is the fee simple owner of that certain tract of land situate in the City of Elizabeth City, Mount Hermon Township, Pasquotank County, North Carolina, and shown on that certain map or plat entitled "FINAL PLAT FOR HUNTERS LAKE PHASE 2B" by Nicholas M. Rackley, Professional Land Surveyor, which map or plat is recorded in Map Book 70, at Pages 38 and 39, in the Office of the Register of Deeds of Pasquotank County, North Carolina; and

WHEREAS, it is the intention of the aforesaid Declarant to establish for the aforesaid property and to subject all of said property to certain protective covenants and use restrictions for the benefit of all of the owners of property within said area; and

WHEREAS, the above described property lies in the same vicinity and neighborhood as HUNTERS LAKE – PHASE 1, as shown and delineated on map thereof which is recorded in Map Book 49, at Pages 1 through 6, Pasquotank County Registry, and as shown and delineated on plat entitled in part "AMENDED FINAL PLAT FOR HUNTERS LAKE – PHASE 1," which plat is recorded in Map Book 50 at Pages 19 through 24, Pasquotank County Registry; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions applicable to Phase 1 of Hunters Lake Subdivision is recorded in Book 1032, at Page 55, as amended by Amendment and Second Amendment thereto, of record in Book 1121, Page 642, and in Book 1259, Page 124, in the Office of the Register of Deeds of Pasquotank County; and

WHEREAS, Declarant wishes and intends to impose upon the property shown and delineated on the aforesaid map of Hunters Lake Phase 2B, recorded in Map Book 70, at Pages 38 and 39, Pasquotank County Public Registry, the restrictions, covenants, conditions and provisions set forth in that certain Declaration of Covenants, Conditions and Restrictions dated September 19, 2008, and recorded in Book 1032, at Page 55, Pasquotank County Public Registry, as amended by Amendment and Second Amendment thereto, of record in Book 1121, Page 642, and in Book 1259, Page 124, Pasquotank County Registry, WITH THESE ADDITIONAL PROVISIONS, viz:

- (A) The lots in Phase 2B of Hunters Lake Subdivision as shown on the aforementioned plat thereof are and shall be conveyed subject to State Stormwater Permit SW7070215; and
- (B) The maximum impervious lot coverage which shall be permitted or allowed on any lot located in Phase 2B of Hunters Lake Subdivision is 5,500 square feet.

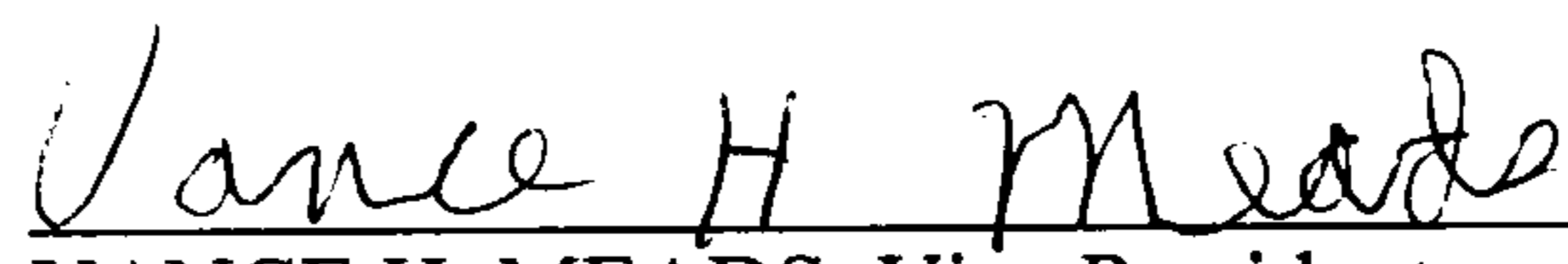
NOW, THEREFORE, the aforesaid Declarant, Meads Home Builders, Inc., does hereby impose upon the lots and property shown and delineated upon the aforesaid map or plat entitled in part "FINAL PLAT FOR HUNTERS LAKE PHASE 2B" recorded in Map Book 70, at Pages 38 and 39, Pasquotank County Public Registry, the restrictions, covenants, conditions and provisions set forth in that certain Declaration of Covenants, Conditions and Restrictions dated September 19, 2008, and recorded in Book 1032, at Page 55, Pasquotank County Public Registry, as amended by Amendment and Second Amendment thereto, of record in Book 1121, Page 642, and in Book 1259, Page 124, respectively, which said restrictions, covenants, conditions and provisions are by reference incorporated herein as though fully set forth herein verbatim, WITH THESE ADDITIONAL PROVISIONS, viz:

- (A) The lots in Phase 2B of Hunters Lake Subdivision as shown on the aforementioned plat thereof are and shall be conveyed subject to State Stormwater Permit SW7070215; and
- (B) The maximum impervious lot coverage which shall be permitted or allowed on any lot located in Phase 2B of Hunters Lake Subdivision is 5,500 square feet.

The aforesaid Declarant reserves unto itself and its successors in interest, for itself and its successors in interest, for so long as it or its successors in interest shall own any of the lots in Phase 2 or in Phase 2B of Hunters Lake Subdivision, the right to modify, amend and /or restate this Declaration, at any time, without the necessity of giving prior notice to any person, group or organization, and without the necessity of obtaining from any person, group or organization prior consent for said modification, amendment or restatement, for any purpose whatsoever, provided that any such amendment, modification or restatement may not materially alter the basic plan of development. Once the Declaration has been so amended, modified or restated, such amendment, modification or restatement shall extend to and be applicable to the lots and dwellings which were sold either prior to or subsequent to such amendment, modification or restatement.

IN WITNESS WHEREOF, the Declarant has caused this Declaration of Restrictive Covenants to be executed, this the day and year first above written.

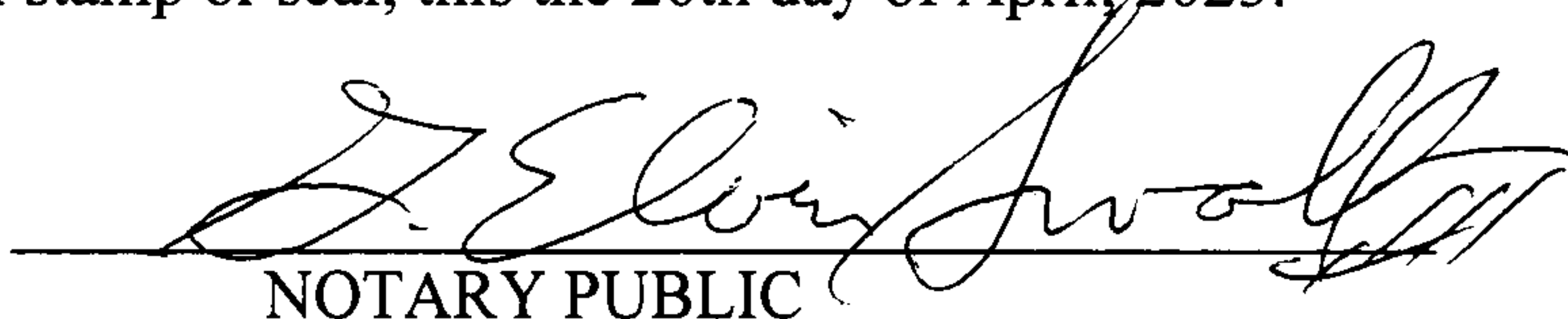
MEADS HOME BUILDERS, INC.

  
 VANCE H. MEADS, Vice President

STATE OF NORTH CAROLINA  
PASQUOTANK COUNTY

I, a Notary Public of the County and State aforesaid, certify that Vance H. Meads personally appeared before me this day and acknowledged that he is the Vice President of Meads Home Builders, Inc. and that, with the authority and at the direction of the officers, directors and shareholders of said corporation, he executed the above and foregoing instrument on behalf of and as the act of the corporation, for the purposes therein expressed.

Witness my hand and notarial stamp or seal, this the 26th day of April, 2023.

  
NOTARY PUBLIC

My Commission expires: October 2, 2027

