



3 Resente Baxley Ret: Bob
 Total 210 Rsv. Int. 210
 Ck \$ 210 Ck # 4804 Cash \$ _____
 Refund: _____ Cash \$ _____ Finance _____
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**AMENDMENT TO
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR TIDEWATER AT OCEAN ISLE**

Prepared by: BaxleySmithwick PLLC
 PO Box 36, Shallotte, NC 28459

This AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIDEWATER AT OCEAN ISLE (Amendment") is made this 5th day of May, 2014, by **EDGEWATER PROPERTY GROUP, LLC**, a North Carolina limited liability company ("Declarant").

WITNESSETH

WHEREAS, Declarant heretofore amended the original Declaration of Covenants, Conditions and Restrictions for Tidewater at Ocean Isle (said original Declaration being recorded in Book 2725 at Page 171 of the Brunswick County Registry) by Amendment dated October 17, 2013, recorded in Book 3465 at Page 353 of the Brunswick County Registry (collectively the "Declaration");

WHEREAS, it is reasonable, necessary and proper to further amend the Declaration to account for and incorporate certain changes to the maximum allowable Built-Upon Area ("BUA") of certain lots by virtue of a revision to Stormwater Management Permit Number SW8060733, issued by the North Carolina Department of Environment and Natural Resources on March 7, 2014;

WHEREAS, Declarant is holder of Declarant Rights under the Declaration has the right to further amend the Declaration pursuant to Articles X and XIV of the Declaration to



make this amendment;

NOW, THEREFORE, accordance with its rights under Article X and XIV of the Declaration, Declarant hereby amends the Declaration as follows:

1. Article XII Section (c) (6) of the Declaration is revoked and deleted in its entirety and replaced by the following new Article XII Section (c) (6) which is adopted and enacted in lieu of and in the place instead thereof:

(6) The maximum allowable built-upon area per Lot, in square feet, is as listed below for those lots in Tidewater at Ocean Isle:

<u>Lot Number</u>	<u>Max. BUA</u>
1-3, 5-16, 37	2,600
4, 34-35, 41, 43	1,898
17	3,000
18-19, 23-26, 40, 42, 44-50, 54-60, 62-63	2,200
27, 29-31, 39, 52-53	2,900
28, 38, 51	3,500
32	1,910
33	1,700
61	2,700
64-78	2,400

Lots 20, 21, 22, and 36 are eliminated as lots with any built-upon area (BUA) and no built-upon area (BUA) is allowed as to such lots.

These allotted amounts include any built-upon area constructed within the Lot property boundaries and that portion of the right-of-way between the front lot line and the edge of the pavement. Built-upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate and coquina, but does not include raised, open wood decking, or the water surface of swimming pools.



2. In all other respects the Declaration as heretofore amended and further amended by this Amendment is ratified and confirmed by Declarant.

In Witness whereof, Declarant has caused this Amendment to be executed by its duly authorized manager the day and year first above written.

EDGEWATER PROPERTY GROUP, LLC

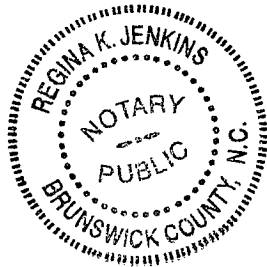
By: SEAN SCANLON, Manager

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: **SEAN SCANLON, Manager, Edgewater Property Group, LLC.**

Date: 5-5-14



Regina K. Jenkins
Notary Public's signature

Notary's Printed Name: Regina K. Jenkins

My Commission Expires: 7-11-2018