

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/5/2018 11:22:56 AM
Fee Amt: \$118.00 Page 1 of 27
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK 4837 PG 32 - 58

Prepared by: FRANK W. ERWIN, ATTORNEY
Board Certified Specialist in Real Property Law- Residential Transactions
Erwin & Simpson, PLLC Attorneys

NORTH CAROLINA
ONslow COUNTY

**AMENDMENT TO MASTER DECLARATION
OF RESTRICTIVE COVENANTS OF
THE HAMMOCKS AT PORT SWANSBORO**

THIS AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE COVENANTS OF THE HAMMOCKS AT PORT SWANSBORO, made this the 21st day of August, 2018 , by THE HAMMOCKS AT PORT SWANSBORO OWNER'S ASSOCIATION, INC. and MILES E. BOWMAN; TIMOTHY BURKE LANDY AND WIFE, LAURA ANN LANDY; PETER KOVACS AND WIFE, ADRIANNE KOVACS; PERLA VIRIDIANA VALDES DETORRICO; DEMETRIC FRANCIS AND WIFE, GINA FRANCIS; JUDITH L. FRASCO; ALEXIS T. SKIBA; HUEY ESTES RIGSBEE; ANTHONY CRAIG RIGSBEE; TANJA MICHELLE MENKE; STEVEN L. TEITELL AND WIFE, THERESE SKWIAT-TEITELL; CHRISTOPHER M. KING; DAVID E. MANSFIELD AND WIFE, JANICE MANSFIELD; LORA BOHON AND JOHN HAWKINS, JR.; JONNY SANDY AND WIFE, MARY ANN SANDY; MICHAEL ANTHONY FAVATA; LYNDA W. DAWSON; PRESCOTT MANAGEMENT PARTNERSHIP, a NC General Partnership; CYNTHIA M. ROSS; ANACELIA CERVANTES RABAGO; AND JENNIFER F. KING ;

WHEREAS, the Declarant has heretofore caused to be recorded a Declaration of Restrictive Covenants in Book 2818, Page 932, Onslow County Registry; and

WHEREAS, there was recorded a purported Declaration of Restrictive Covenants in Book 4197, Page 647, Onslow County Registry, which Amendment was not executed by the owners of the real property and for which no description of the real property was attached and which the grantors herein understand is of no force and effect; and

**ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540**

Submitted electronically by "ERWIN & SIMPSON"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

WHEREAS, the Declaration as above recorded and originally published expressly allowed the amendment of said Restrictive Covenants according to Article IX, Section 7 thereof; and

WHEREAS, all of those parties whose signatures are affixed hereto are owners of one or more of the lots or parts of the subdivision as listed after the respective signatures;

WHEREAS, all of those parties whose signatures are affixed hereto join herein to consent to the amendment as set out herein;

NOW, THEREFORE, the Declarants do hereby amend the aforesaid Restrictive Covenants recorded in 2818, Page 932, and Book 4197, Page 647, Onslow County Registry, as follows:

1. **NO EFFECT:** That the Amendment recorded in Book 4197, Page 647, Onslow County Registry shall be and hereby is revoked and shall be deemed of no effect.
2. **REVOCATION:** Article VI, Section 8 of the Declaration recorded in Book 4197, Page 647, Onslow County Registry shall be and hereby is revoked and shall be deemed of no effect.
3. **AMENDMENT AND SUBSTITUTION:** Article II, Section 6 (d) of the Declaration recorded in Book 2818, Page 932, shall be deleted and the following shall be substituted in its place. The section shall read amended as follows:

MAINTENANCE OF MULTI-FAMILY STRUCTURES (OWNER)

The Association shall maintain lawn grasses (exclusive of shrubs or flowering plants) from the curb to the front fence, side yard, and rear yard to including, but not limited to mowing, trimming, edging of curbing and sidewalks and beds, the removal of clippings, any nutrients, weed control chemicals and insect control as required.

The Association shall maintain a master or individual termite contract on each unit and may separately bill each owner for the cost thereof.

The exterior maintenance shall be provided by the owner of each lot. In the event any owner fails to maintain his lot and building thereon the Association shall have the right, obligation and duty, to provide notice of the owner's duty to maintain and designate specific items to be maintained, including but not limited to, to pressure wash and paint the exterior or make other repairs due to neglect. If such maintenance is not completed within fifteen (15) days from the notice, then upon a meeting of the Board, if the Board deems that the maintenance or repair should be undertaken, then the Board shall have the right to so undertake. The costs of the maintenance or repair shall be an

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

assessment payable by the owner and against the lot maintained or repaired collectable as any other assessment.

General rules of law shall apply regarding liability for property damage due to negligence or willful acts or omissions and all such costs shall be allocated in relation to the person who would be responsible for repair in the absence of the duty of the Association to maintain.

4. RELEASE OF ACREAGE: The Declaration as recorded in Book 2818, Page 932, Onslow County Registry included certain lands subject to the restrictions contained therein but which have not been developed or built upon for inclusion into the Hammocks at Port Swansboro subdivision. As such, the following described 2.69 acres of property shall be and hereby is released from the operation of and shall no longer be subject to the Declaration recorded in Book 2818, Page 932, Onslow County Registry:

Commencing at an existing N.C.G.S monument entitled "Rink" and having N.C. Grid values of North 350,991.24 feet and Eastern values of 2,557,714.42 feet; and running thence from the said existing N.C.G.S. monument and running South 14 degrees 00 minutes 52 seconds East 124.76 feet to an existing iron stake located along the Southwestern right of way of N.C. Highway 24 (100 foot right of way); thence leaving the said right of way and running South 32 degrees 21 minutes 09 seconds West 184.95 feet to an existing iron stake, said iron stake also being THE TRUE POINT OF BEGINNING: thence from the described beginning and running South 32 degrees 11 minutes 05 seconds West 62.22 feet to an iron stake; thence South 50 degrees 19 minutes 41 seconds West 419.86 feet to an existing iron stake; thence North 39 degrees 23 minutes 19 seconds West 78.53 to an existing iron stake; thence North 50 degrees 36 minutes 41 seconds East 72.50 feet to an iron stake; thence North 39 degrees 24 minutes 13 seconds West 201.80 feet to an existing iron stake; thence North 50 degrees 15 minutes 01 seconds East 107.34 feet to an iron stake; thence North 39 degrees 27 minutes 49 seconds West 40.00 feet to an iron stake; thence North 39 degrees 27 minutes 49 seconds West 79.29 feet to an iron stake; thence North 51 degrees 00 minutes 38 seconds East 106.04 feet to an existing iron pipe; thence South 62 degrees 08 minutes 42 seconds East 107.99 feet to an existing iron pipe; thence South 63 degrees 48 minutes 04 seconds East 14.53 feet to an iron stake; thence South 42 degrees 00 minutes 18 seconds East 24.79 feet to an iron stake; thence South 15 degrees 35 minutes 53 seconds East 31.51 feet to an iron stake; thence North 73 degrees 06 minutes 38 seconds East 37.05 feet to an iron stake; thence North 29 degrees 11 minutes 45 seconds East 32.03 feet to an iron stake; thence South 60 degrees 54 minutes 22 seconds East 53.39 feet to an existing iron stake; thence South 68 degrees 23 minutes 37 seconds East 76.78 feet to an existing iron stake; thence South 60 degrees 49 minutes 06 seconds East 98.95 feet to the point and place of beginning. Containing 2.69 acres and being a portion of the property described in Deed book 2630, Page 888 of the Onslow County Registry. The courses contained herein are correct in angular relationship and are referenced to N.C. Grid North. Prepared by John L. Pierce & Associates, P.A., John L. Pierce, P.L.S., L-2596, on September 17, 2012. Being all of the property conveyed to JEJ Investors, LLC by deed recorded in Book 3868, Page 55, in the Onslow County Registry.

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

5. INCORPORATION BY REFERENCE: All of the terms, conditions, provisions and rights reserved by the Declarant as set forth in the Master Declaration as recorded in Book 2818, Page 932, Onslow County Registry, are incorporated herein by reference.

IN WITNESS WHEREOF, as the above date, Grantor (whether person, corporation, limited liability company, general partnership, limited partnership, or other entity) has signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.

(SEE ATTACHED SIGNATURE PAGES)

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

THE HAMMOCKS AT PORT SWANSBORO OWNER'S ASSOCIATION, INC.

By: Cynthia M. Ross

President

NORTH CAROLINA
COUNTY OF ONSLOW

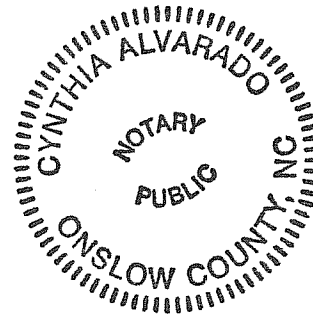
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cynthia M. Ross President, THE HAMMOCKS AT PORT SWANSBORO OWNER'S ASSOCIATION, INC.

Date 08-17-18

Cynthia Alvarado

(Official Signature of Notary)


Cynthia Alvarado, Notary Public
(Notary's printed or typed name)
(Official Seal)



My commission expires: December 3, 2022

[SEE ATTACHED SIGNATURE PAGES]

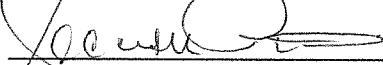
LOT 21 _____


 _____ (SEAL)
 Miles E Bowman
 _____ (SEAL)

North Carolina
 County of Curritow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Miles E Bowman

Date: July 18, 2018



 (Official Signature of Notary)

Jeanette Pittman, Notary Public

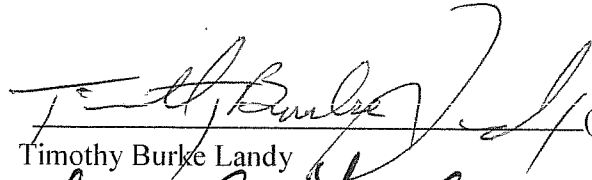
(Notary Public typed name)
JEANETTE PITTMAN
 NOTARY PUBLIC
 CURRITOW COUNTY, NC
 My Commission Expires 3-10-2020

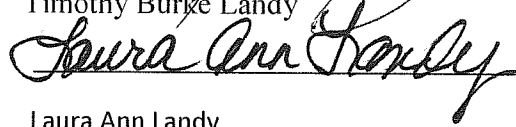
My commission expires: March 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
 rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
 825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 20

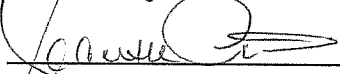
 (SEAL)
Timothy Burke Landy

 (SEAL)
Laura Ann Landy

North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Timothy Burke Landy & Laura Ann Landy

Date: Aug 18, 2018


(Official Signature of Notary)

Jeanette Pittman, Notary Public

(Notary's printed or typed name)
JEANETTE PITTMAN
NOTARY PUBLIC
ONSLow COUNTY, NC
(Official Seal)
My Commission Expires 3-10-2020

My commission expires: March 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 29

Peter Kovacs (SEAL)

Peter Kovacs

Adrianne Kovacs (SEAL)

Adrianne Kovacs

North Carolina

County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jonny Sandy and Mary Ann Sandy Peter Kovacs and
Adrianne Kovacs

Date: Aug 18 2018

[Signature]

(Official Signature of Notary)

Jeannette Pittman, Notary Public

(Notary Public typed name)

JEANNETTE PITTMAN
NOTARY PUBLIC
ONSLAW COUNTY, NC
My Commission Expires 3-10-2020

My commission expires: March 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fve

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 10

Perla Viridiana Valdes de Torrico (SEAL)
Perla Viridiana Valdes Detorrico

_____ (SEAL)

North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Perla Viridiana Valdes Detorrico

Date: Aug 18, 2018

[Signature]

(Official Signature of Notary)

Jeannette Pittman, Notary Public

JEANNETTE PITTMAN
(Notary's printed or typed name)
NOTARY PUBLIC
ONSLOW COUNTY, NC
(Official Seal)
My Commission Expires 3-10-2020

My commission expires: March 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 5

Demetric Francis (SEAL)

Demetric Francis

Gina Francis (SEAL)

Gina Francis

North Carolina

County of Onslow

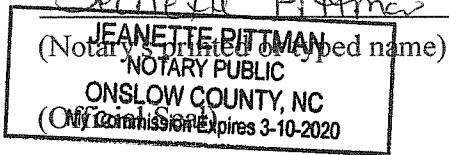
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Demetric Francis & Gina Francis.

Date: May 18, 2018

[Signature]

(Official Signature of Notary)

Jeanette Pittman, Notary Public



My commission expires: March 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fve

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 9

Judith L. Frasco (SEAL)
Judith L. Frasco

_____(SEAL)

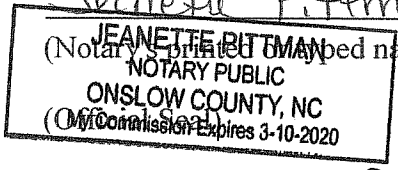
North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Judith L. Frasco

Date: July 18, 2018

[Signature]
(Official Signature of Notary)

Janette P. Pittman, Notary Public



My commission expires: March 10, 2020

LOT 37

Alexis T Skiba (SEAL)
Alexis T Skiba

____ (SEAL)

North Carolina
County of ONSLAW

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Alexis T Skiba.

Date: 8/18/2018

Jeanette Pittman
(Official Signature of Notary)

Jeanette Pittman, Notary Public

JEANETTE PITTMAN
(Notary Public Printed name)
NOTARY PUBLIC
ONSLAW COUNTY, NC
(Official Seal)
My Commission Expires 3-10-2020

My commission expires: March 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 28, 27, 24

Huey Estes Rigsbee (SEAL)
Huey Estes Rigsbee

(SEAL)

North Carolina
County of Wake Johnston

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Huey Estes Rigsbee

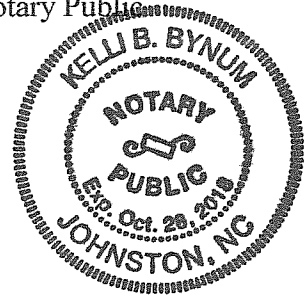
Date: Aug 11-18 8.14.18

Kelli B. Bynum
(Official Signature of Notary)

Kelli B. Bynum, Notary Public
(Notary's printed or typed name)

(Official Seal)

My commission expires:
10.28.18



K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fve

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 26

Anthony Craig Rigsbee (SEAL)
Anthony Craig Rigsbee

_____(SEAL)

North Carolina
County of New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Anthony Craig Rigsbee.

Date: 8/13/18

Cynthia H Holding
(Official Signature of Notary)

Cynthia H Holding, Notary Public
(Notary's printed or typed name)

(Official Seal)
My commission expires: 07/15/2021



K:\H\HAMMOCKS PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 25

Anthony Craig Riggsbee (SEAL)
Anthony Craig Riggsbee
(SEAL)

North Carolina
County of New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Anthony Craig Riggsbee

Date: 8/13/18

Cynthia H Holding
(Official Signature of Notary)

Cynthia H Holding, Notary Public
(Notary's printed or typed name)

(Official Seal)

My commission expires: 07/15/2021

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 36

Tanja Michelle Menke (SEAL)
Tanja Michelle Menke

_____ (SEAL)

North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Tanja Michelle Menke

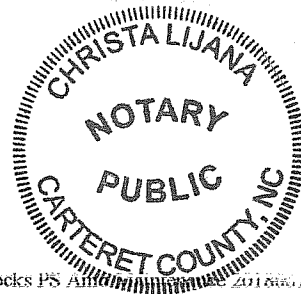
Tanja Michelle Menke 8/12/18

Christa Lijana Aug. 12, 2018
(Official Signature of Notary)

Christa Lijana Notary Public Aug. 12, 2018
(Notary's printed or typed name)

(Official Seal)

My commission expires: 03-02-2021



K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amdmt\20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 17

Steven L. Teitell (SEAL)

Steven L. Teitell

Therese Skwiat-Teitell (SEAL)

Therese Skwiat-Teitell

North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Steven L. Teitell and Therese Skwiat-Teitell

Date: July 20, 2018

Nube Guaman
(Official Signature of Notary)

Nube Guaman, Notary Public
(Notary's printed or typed name)

(Official Seal)

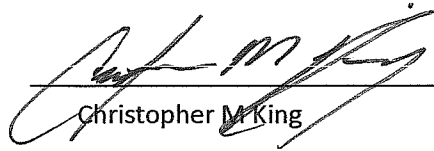
NUBE GUAMAN
NOTARY PUBLIC OF NEW JERSEY
ID No 2455300
My Commission Expires July 18, 2021

My commission expires: July, 18 2021

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 3

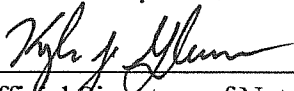
 _____ (SEAL)
Christopher M King

_____ (SEAL)

North Carolina
County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Chris King

Date: July 31 2018

 _____
(Official Signature of Notary)

Kyle J Glassman, Notary Public
(Notary's printed or typed name)

KYLE J GLASSMAN
Notary Public
Wake Co., North Carolina
My Commission Expires Jan. 10, 2021

My commission expires:
January 10 2021

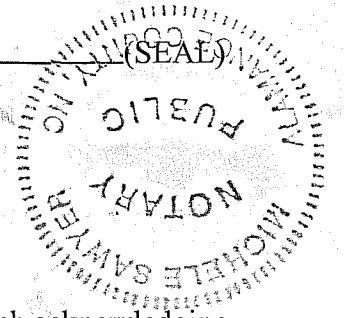
K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fve

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 22

David E Mansfield (SEAL)
David E Mansfield

Janice Mansfield (SEAL)
Janice Mansfield



North Carolina
County of Alameda

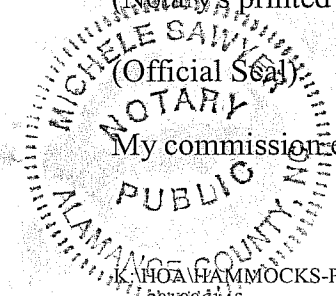
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jonny Sandy and Mary Ann Sandy

David E Mansfield & Janice Mansfield

Date: 8/16/18

Michele Y Sawyer
(Official Signature of Notary)

Michele Y Sawyer, Notary Public
(Notary's printed or typed name)



(Official Seal)

My commission expires: 8/31/202

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 7

Lora Bohon (SEAL)
Lora Bohon

John Hawkins Jr (SEAL)
John Hawkins Jr

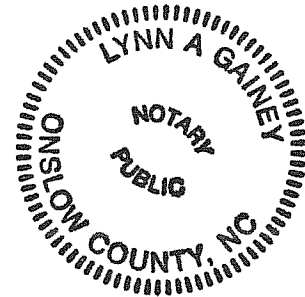
North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lora Bohon, John Hawkins Jr.

Date: Aug 6, 2018

Lynn A. Gainey
(Official Signature of Notary)

Lynn A. Gainey, Notary Public
(Notary's printed or typed name)



(Official Seal)

My commission expires: March 29, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fve

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 6

Jonny Sandy (SEAL)
Jonny Sandy

Mary Ann Sandy (SEAL)
Mary Ann Sandy

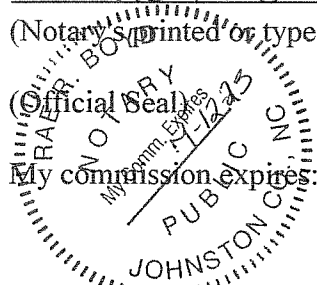
North Carolina
County of Johnston

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mary Ann Sandy ^{RB} Jonny Sandy.

Date: Aug. 13, 2018

Rae R Boyd
(Official Signature of Notary)

Rae R Boyd, Notary Public
(Notary's printed or typed name)



My commission expires: July 12, 2023

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fve

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 1

Michael Anthony Favata (SEAL)
Michael Anthony Favata

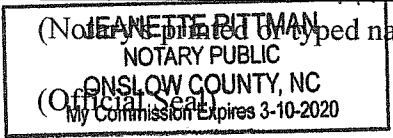
Owner Name

North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Michael Anthony Favata.

Date: July 18, 2018
[Signature]
(Official Signature of Notary)

Jeannette Pittman, Notary Public



My commission expires: March 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT# 15

Lynnda W Dawson (SEAL)

_____ (SEAL)

North Carolina
County of ONslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: LYNDA W DAWSON.

Date: Aug 18, 2018

Jeanette Pittman
(Official Signature of Notary)

Jeanette Pittman, Notary Public

JEANETTE PITTMAN
(Notary's printed or typed name)
NOTARY PUBLIC
ONSLOW COUNTY, NC
(Official Seal) Expires 3-10-2020

My commission expires: March 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT# 4

Prescott Management Partnership, NC general partnership (SEAL)
Prescott

By Josiah T. Prescott (SEAL)
JOSIAH T. PRESCOTT,
General Partner

North Carolina
County of Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOSIAH T. PRESCOTT.

Date: Aug 18, 2018

Jeanette Pittman
(Official Signature of Notary)

Jeanette Pittman, Notary Public

(Notary's printed or typed name)
JEANETTE PITTMAN
NOTARY PUBLIC
ON SLOW COUNTY, NC
(Official Seal)
My Commission Expires 3-10-2020

My commission expires: Dec 10, 2020

K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 18

Cynthia M. Ross (SEAL)
Cynthia M Ross

_____ (SEAL)

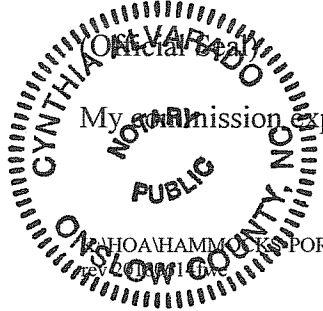
North Carolina
County of DANFORTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cynthia M. Ross

Date: 08-17-18

Cynthia Alvarado
(Official Signature of Notary)

Cynthia Alvarado, Notary Public
(Notary's printed or typed name)



My ~~com~~mission expires: December 3, 2022

\\HQA\HAMMOCKS\PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 19 _____



Anacelia Cervantes Rabago

(SEAL)

(SEAL)

North Carolina
County of Carteret

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Anacelia Cervantes Rabago.

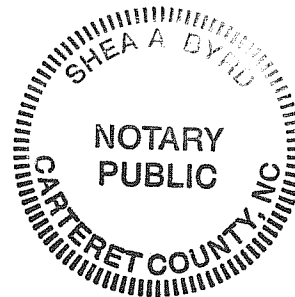
Date: 8.17.2018

Shea A. Byrd
(Official Signature of Notary)

Shea A. Byrd, Notary Public
(Notary's printed or typed name)

(Official Seal)

My commission expires: June 03, 2022



K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16\RCs\2018 Maintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

LOT 13

Jennifer F King (SEAL)
Jennifer F. King UNMARRIED

Jennifer F King (SEAL)

North Carolina
County of Caslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jennifer F. King

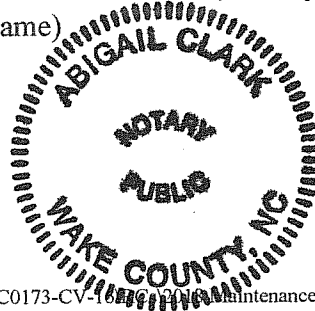
Date: 7/17/18

Abigail Clark
(Official Signature of Notary)

Abigail Clark, Notary Public
(Notary's printed or typed name)

(Official Seal)

My commission expires:
12/05/2021



K:\HOA\HAMMOCKS-PORTSWANS C0173-CV-16899-2018\AMaintenance Amdmt\Hammocks PS Amd Maintenance 20180612.wpd
rev 20180614fwe

ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540