

STATE OF NORTH CAROLINA

COUNTY OF PENDER

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND  
RESTRICTIONS FOR DELAMAR

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS, AND RESTRICTIONS FOR DELAMAR ("**Amendment**") is made this 8th day  
of January, 2026 by DELAMAR NC, LLC ("**Declarant**").

RECITALS

A. Declarant caused to be recorded that certain Declaration of Covenants,  
Conditions, Easements, and Restrictions for Delamar in Book 4878, Page 2868 in the office of  
the Register of Deeds of Pender County (as amended and supplemented, the "**Declaration**").  
The capitalized terms in this Amendment shall have the same meanings as set forth in the  
Declaration unless otherwise defined herein or the context shall otherwise prohibit.

B. The Declarant desires to amend the Declaration as set forth herein.

C. Pursuant to Article 19, Section 19.2(a) of the Declaration, during the  
Development Period, Declarant may unilaterally amend the Declaration for any purpose. The  
Development Period has not yet expired.

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Prepared by Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403), Post  
Office Box 7068, Wilmington, NC 28406-7068

Please return to Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403),  
Post Office Box 7068, Wilmington, NC 28406-7068  
Attention: Justin M. Lewis

Submitted electronically by "Ward and Smith, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pender County Register of Deeds.

NOW, THEREFORE, Declarant, exercising its right to amend the Declaration pursuant to the provisions set forth above, hereby amends the Declaration as follows:

1. Article 15 of the Declaration is amended by adding the following Section:  
15.11 Riparian Rights. Declarant hereby reserves for itself, and also grants to the Association, all riparian and littoral rights appurtenant to the portions of the Property depicted as "Easement Area" ("**Riparian Easement Area**") on the map recorded in Map Book 78, Pages 59-60, as amended by the Modification of Description with Reservation of Riparian Rights recorded in Book 4881, Page 2608, both in the office of the Register of Deeds of Pender County ("**Phase 1B & 2 Map**") including without limitation the rights to wharf out, construct walkways, piers, docks, boat slips and related improvements, moor and to tie up a Boat, together with the right to maintain a channel to the navigable waterways, and other rights of access to and enjoyment of waterways given to an owner of land adjacent to a waterway. Declarant further reserves for itself, and also grants to the Association, a perpetual non-exclusive easement over, under, upon, and across the Riparian Easement Area for the purposes of installation, construction, operation, maintenance, repair, and replacement of walkways, docks, and any other related improvements within the Riparian Easement Area and in the water adjacent to the Riparian Easement Area. The Owners of Lots 55-61, inclusive, and Lots 82-88, inclusive, as depicted on the Phase 1B & 2 Map shall not be entitled to exercise any riparian or littoral rights appurtenant to their Lot.
2. Except as expressly provided in the paragraph above, the terms and provisions of the Declaration shall continue in full force and effect in accordance with the terms of the same as modified hereby.

*[Signature Follows]*

IN TESTIMONY WHEREOF, the Declarant, acting pursuant to the authority above recited, has caused this Amendment to be executed under seal and in such form as to be legally binding all by authority duly given, this the day and year first above written.

DELAMAR NC, LLC (SEAL)

By: \_\_\_\_\_ (SEAL)

Name: Chris Plaford

Title: Managing Partner

STATE OF NORTH CAROLINA  
COUNTY OF Pender

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose(s) stated therein and, if other than in an individual capacity, in the capacity indicated having been first authorized to do so:

Chris Plaford

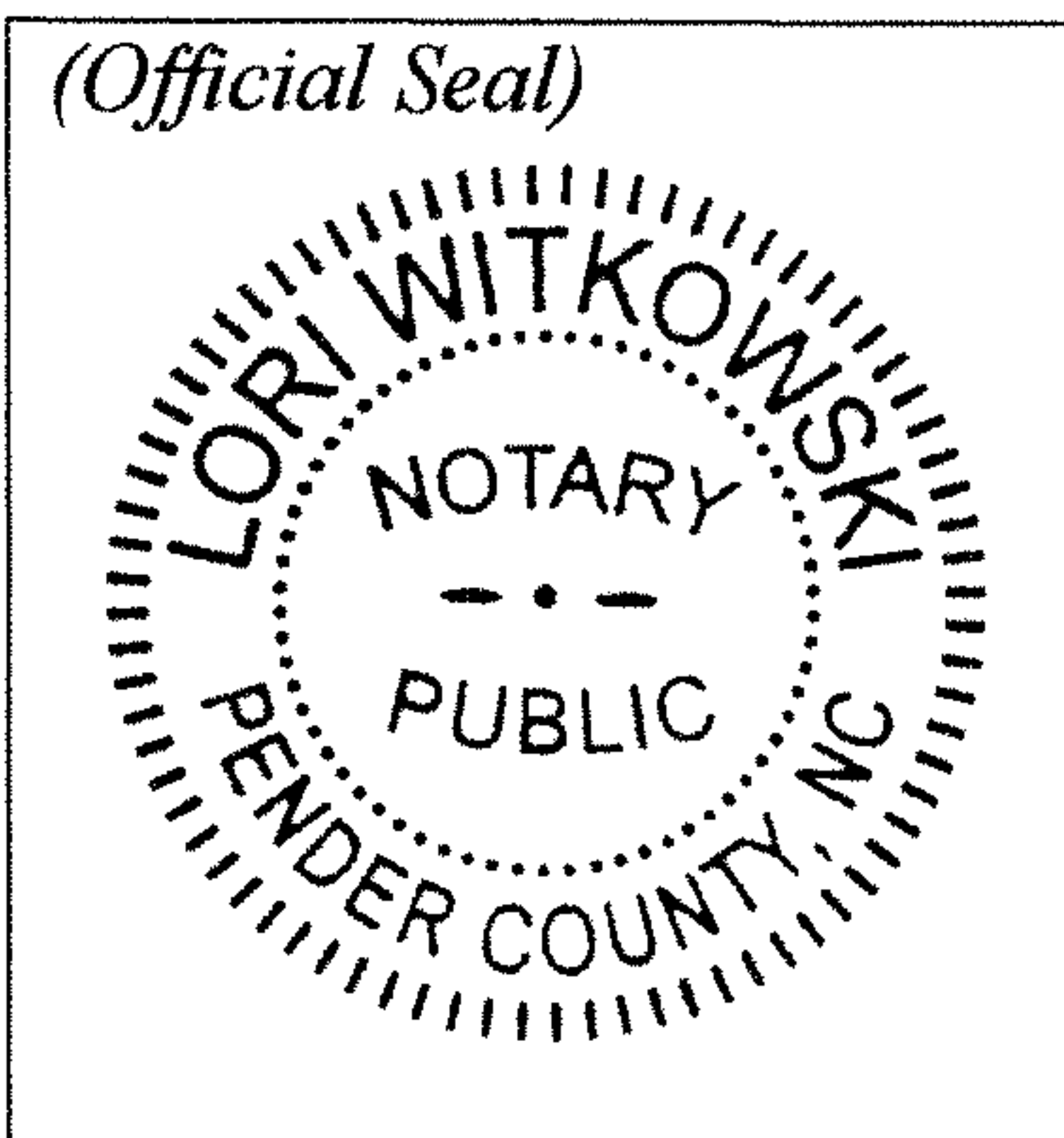
Date: 1-7-2026

\_\_\_\_\_  
*Signature of Notary Public*

Lori Witkowski

\_\_\_\_\_  
Notary's printed or typed name

My commission expires: 8-25-2029



Notary seal or stamp must appear within this box.

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