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Brunswick County--Register of Deeds  
Robert J. Robinson  
Inst #22183 Book 1323 Page 364  
08/03/1999 09:10am Rec#

2886

STATE OF NORTH CAROLINA

AMENDMENT TO DECLARATION  
OF COVENANTS AND RESTRICTIONS  
WINDJAMMER CONDOMINIUMS OF  
OCEAN ISLE BEACH

COUNTY OF BRUNSWICK

THIS AMENDMENT, made this 27 day of July, 1999,  
by Windjammer Condominiums of Ocean Isle Beach Homeowners  
Association, Inc. (herein Association).

WHEREAS, Windjammer Condominiums of Ocean Isle Beach  
Homeowners Association Inc., at the annual members meeting  
on May 1, 1999, has approved changes and modifications of  
the Master... Declaration of Condominium for Windjammer  
Condominiums of Ocean Isle Beach (herein Declaration) and  
the Bylaws.

The Declaration dated, August 15, 1997 and recorded in  
Deed Book 1165 at Page 0416, Brunswick County Registry and  
amended November 25, 1997 in Deed Book 1185 at Page 0554 and  
the Bylaws are hereby amended as follows:

BYLAWS: ARTICLE I, MEMBERSHIP, Section 4. is  
amended to read:

Section 4. Quorum. No meeting of the Association  
shall be held unless and except a majority of the  
representatives of the unit owners shall be present. The  
term "majority of unit owners" herein means the owners of  
units to which are appurtenant more than 50% of the common  
interests as established by the Declaration, and any other  
specified percentage of the unit owners means the owners of  
units to which are appurtenant such percentage of the common  
interests.

BYLAWS: ARTICLE II. BOARD OF DIRECTORS, Section 1.  
is amended to read:

Section 1. Number and Qualifications. The affairs of  
the Association shall be governed by a Board of Directors.  
The number of Directors shall be a maximum of Three (3).  
One Director shall represent the owner(s) of each Unit. If  
a corporation is a unit owner, any officer of such  
corporation shall be eligible to serve as director so long  
as he remains as an officer of such corporation. The  
Directors shall serve without compensation, except that  
Directors may be reimbursed for expenses incurred on behalf  
of the Condominium.

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BYLAWS: ARTICLE II, BOARD OF DIRECTORS, Section 5.  
is added:

Section 5. Election of Directors of the Association.  
As many Directors of the Association shall be elected at the Annual Meeting as there are regular terms of office of Directors expiring at such time, and the term of office of the Directors so elected at the Annual Meeting of the members each year shall be for Two (2) years, expiring at the second annual meeting following their election, and thereafter until their successors are duly elected and qualified, or until removed in the manner elsewhere provided, or as may be provided by law.

BYLAWS: ARTICLE II, BOARD OF DIRECTORS, Section 6.  
is added:

Section 6. Annual Meeting. The Annual Meeting shall be held in the spring of each year at a specific time to be determined by the Membership. The primary purpose of this meeting will be the election of Directors. Each owner shall have a vote equal to his or her percentage of ownership in the Windjammer property as a whole as set forth in Exhibit "D" of the Master Deed. If a unit is owned by more than one person, those having interest in said unit shall appoint a single person to represent their interest and to vote their percentage at any meeting of the Association.

BYLAWS: ARTICLE II, BOARD OF DIRECTORS, Section 7.  
is added:

Section 7. Nominations to the Board of Directors.  
The Board of Directors will solicit Nominees to fill vacancies on the Board of Directors within Forty-five (45) days prior to the Annual Meeting. All Nominations received within Thirty (30) days prior to the Annual Meeting will be supplied to the members via a Proxy issuance. Votes may be cast in person or by said Proxy. A Proxy may be made by any person entitled to vote and shall be valid for such period as provided for by law, unless a shorter period is designated in the proxy, and must be received by the Association-Office before the appointed time of the meeting or any adjournment thereto. Nominees may also be selected at the Annual Meeting and added to the Ballot.

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THESE AMENDMENTS, and changes are effective July 27, 1999. All other Provisions, Covenants, Restrictions, Exhibits and Bylaws shall remain unchanged and in full force and effect.

THIS the 23rd day of July, 1999.

WINDJAMMER CONDOMINIUMS OF OCEAN ISLE BEACH HOMEOWNERS ASSOCIATION

By: William H. Taylor Jr. its PRESIDENT

ATTESTED: Douglas R. Hite SECRETARY

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STATE OF NC, COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, do hereby certify that Douglas R. Hite, personally came before me this day and acknowledged that he is the Secretary of Windjammer Condominiums of Ocean Isle Beach Homeowners Association, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by me as its Secretary. Witness my hand and official stamp or seal, this 2nd day of Aug, 1999.

My Commission Expires: 11-05-02

Stella P. Todd NOTARY PUBLIC



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STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK

The Foregoing (or annexed) Certificate(s) of STELLA P TODD

Notary(ies) Public is (are) Certified to be Correct. This Instrument was filed for Registration on this 23rd Day of August, 1999 in the Book and Page shown on the First Page hereof.

Robert J. Robinson Register of Deeds