

BK 5161 PG 654 - 656

AMENDMENT TO DECLARATION OF CONDOMINIUM - SHIPWATCH VILLAS
CONDOMINIUM

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM -
SHIPWATCH VILLAS CONDOMINIUM ("Amendment") is made this 24th day of April,
2020, by Shipwatch Villas Condominium Owners Association, Inc., a North Carolina nonprofit
corporation (the "Association").

RECITALS:

- A. Neil Realty Co., Inc. caused to be recorded the Declaration of
Condominium - Shipwatch Villas Condominium in Book 703 at Page 505 in the office of the
Register Deeds of Onslow County, North Carolina (said document as amended and
supplemented is referred to herein as the "Declaration").
- B. Pursuant to Section 28 of the Declaration, the Declaration may be
amended by the vote of not less than two-thirds (2/3) of the interest of all unit owners.
- C. The Board of Directors of the Association (the "Board ") approved and
adopted the amendments hereinafter set forth amending the Declaration, and resolved the same
be submitted to a vote of the Members.
- D. More than sixty-seven percent (67%) of all owners voted to adopt the
amendments to the Declaration as proposed by the Board.

Prepared by **WARD AND SMITH, P.A.**, University Corporate Center, 127 Racine Drive, Post Office
Box 7068, Wilmington, NC 28406-7068

Please return to **WARD AND SMITH, P.A.**, University Corporate Center, 127 Racine Drive, Post
Office Box 7068, Wilmington, NC 28406-7068
Attention: Allen N. Trask, III

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 Onslow County Register of Deeds.

NOW, THEREFORE, pursuant to the authority above identified and recited, the Association and members do hereby amend the Declaration as follows:

1. Section 11.D is added as follows:

During the months of November through April, each Owner shall provide electrical power to the Owner's Unit and maintain operational heating, ventilation, and air conditioning for the Unit with a minimum thermostat setting of fifty-five (55) degrees Fahrenheit in the Owner's Unit, unless prevented from doing so by an electrical outage affecting the Unit. Also during the months of November through April, Owners shall shut off the Unit's main water supply valve and drain the pipes for all periods that the Unit is unoccupied for any period of forty-eight (48) hours or more. Owners shall be responsible for the cost of any damage to their Unit, other Units, or any Common Areas and Facilities caused by the Owner's failure to comply with the provisions of this Section. The cost of such damages shall be a special assessment against the responsible Owner in accordance with the assessment provisions of this Declaration and the Association's Bylaws.

2. Except as expressly provided in the paragraphs above, the terms and provisions of the aforesaid Declaration shall continue in full force and effect according to the terms of the same as modified hereby.

[The rest of this page intentionally is left blank. A signature page follows.]

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IN TESTIMONY WHEREOF, the Association, 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, effective the day and year upon recording this Amendment in the office of the Register of Deeds of Onslow County, North Carolina.

SHIPWATCH VILLAS CONDOMINIUM
OWNERS ASSOCIATION, INC.

By: Sharon Capps, President
Sharon Capps, President

STATE OF NORTH CAROLINA
COUNTY OF Wake

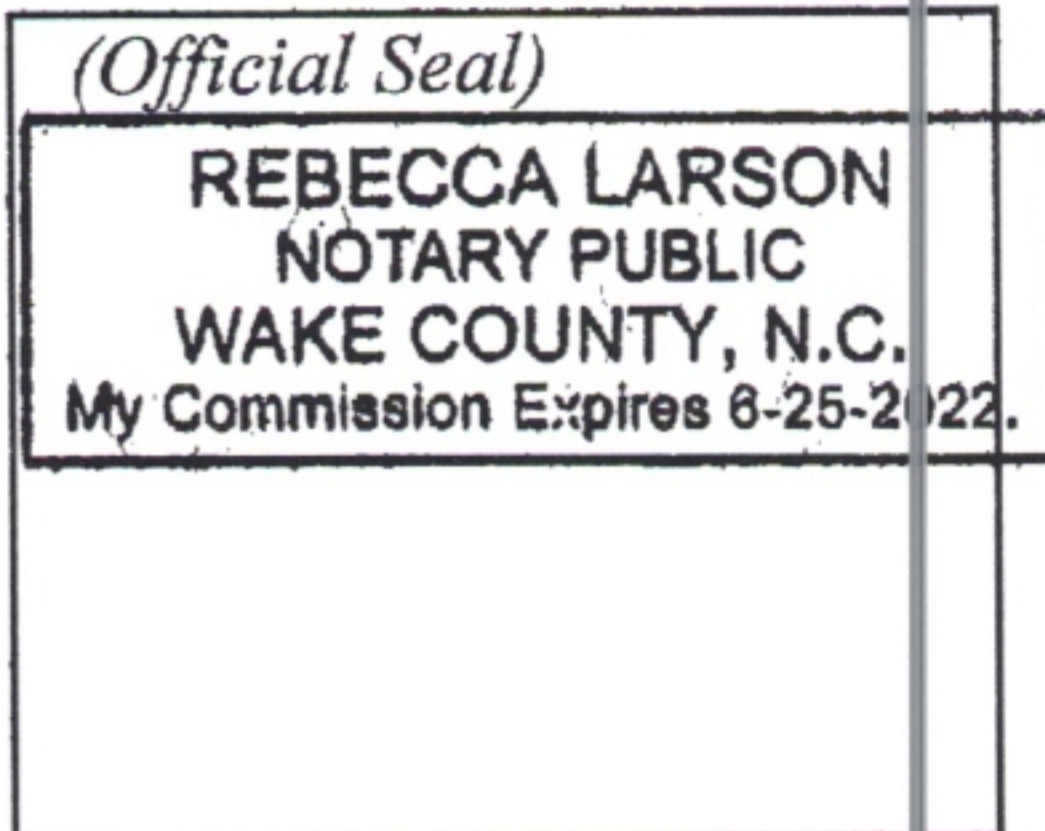
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Sharon Capps, President of Shipwatch Villas Condominium Owners Association, Inc.

Date: April 24, 2028

Rebecca Larson
Signature of Notary Public

Rebecca Larson
Notary's printed or typed name

My commission expires: 6/25/2022



Notary seal or stamp must appear within this box.

ND: 4830-5602-5947, v. 4