



5 Alexander Ricks  
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This instrument prepared by and after recording return to:

Alexander Ricks PLLC  
 4601 Park Road, Suite 580  
 Charlotte, NC 28209

NORTH CAROLINA  
 BRUNSWICK COUNTY

SUPPLEMENT TO DECLARATION OF COVENANTS,  
 CONDITIONS AND RESTRICTIONS FOR  
 SEABROOKE

This SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SEABROOKE (this "Supplement") is made this the 30th day of November, 2017, by REO Funding Solutions III, LLC, a Georgia limited liability company ("Declarant").

**WITNESSETH:**

WHEREAS, Declarant, by that certain Assignment of Declarant's Rights Contracts and Permits for Seabrooke Subdivision recorded on December 11, 2012 in Deed Book 3346, Page 257, in the Office of the Brunswick County Register of Deeds (the "Register of Deeds"), is the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions for Seabrooke recorded on March 30, 2009 in Deed Book 2905, Page 1122 in the Register of Deeds, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for Seabrooke recorded on August 28, 2014 in Deed Book 3560, Page 1387 in the Register of Deeds (as amended and supplemented from time to time, the "Declaration"); and

WHEREAS, Article II, Section 2 of the Declaration provides that Declarant may annex certain additional real property Declarants owns, acquires or develops into the Residential Community without the assent of the Members so long as such additional real property is developed in accordance with the same general scheme as the Residential Community and with the Community-Wide Standard; and

WHEREAS, Declarant owns, owned, acquired and/or developed the real property to be annexed into the Residential Community by this Supplement and such real property is to be developed in accordance with the same general scheme as the other portions of the Residential Community;

WHEREAS, pursuant to the provisions of Article II, Section 2 of the Declaration, Declarant desires to exercise its right to annex the Annexation Property (as defined herein below) into the Residential Community and to subject the Annexation Property (as defined herein below) to the covenants, conditions, restrictions and easements contained in the Declaration.



NOW, THEREFORE, Declarant hereby supplements and amends the Declaration in order to annex that certain real property more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Annexation Property") into the Residential Community and declares that all of the Annexation Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and easements contained in the Declaration, which are for the purpose of protecting the value and desirability of the real property within the Residential Community, and which shall run with the Annexation Property and be binding on all parties having any right, title or interest in said property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of the Association and each Owner. By accepting a deed to any portion of the Annexation Property, the each Owner agree to abide by all of the covenants, conditions, restrictions, and easements contained in the Declaration, including the covenants to pay any assessments levied pursuant thereto and to be subject to the liens for such assessments imposed therein.

Terms not defined herein shall have the meaning given them as first set forth in the Declaration. The Declaration, as amended herein, shall remain in full force and effect.

[Signatures to appear on following page]



IN WITNESS WHEREOF, Declarant has executed this document, by and through its authorized party, as of the day and year first above written.

**REO Funding Solutions III, LLC,**  
a Georgia limited liability company

By: *Rudy Newell*  
Name: **Rudy Newell**  
Its: **Vice President**

STATE OF MINNESOTA )

COUNTY OF HENNEPIN )

On November 30<sup>th</sup> 2017, before the undersigned Notary Public, personally appeared Rudy Newell, Vice President of **REO Funding Solutions III, LLC**, a Georgia limited liability company, being personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same on behalf of the limited liability company.

WITNESS my hand and official seal.

*Ashley Rae Rebarck*  
NOTARY PUBLIC

My Commission Expires: 1/31/22

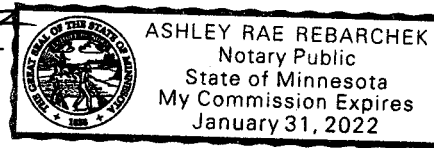




Exhibit A

A tract of land located in Towncreek Township, Brunswick County, North Carolina and being more particularly described as follows: Beginning at a point marking the southwestern corner of the Amy Anderson Hanna & John Wesley Anderson Tract as described in Deed Book 962 Page 724 of the Brunswick County Register of Deeds, said point also marking the northwestern corner of a tract of land conveyed to Roy T. Sullivan in Deed Book 1113 Page 896 of said registry, and running thence from said beginning point, along the run of Goodman Branch, the following courses and distances: North 02° 31' 03" West 42.76', North 44° 10' 03" West 118.42', North 19° 58' 27" East 56.28', North 06° 35' 47" West 140.86', North 40° 26' 11" West 63.58', North 04° 04' 01" East 92.27', North 20° 07' 47" West 156.66', North 18° 15' 33" West 57.47', North 60° 37' 58" West 78.60', North 48° 16' 48" West 102.54', North 24° 33' 35" West 84.46', North 79° 28' 36" West 132.39', North 38° 50' 35" West 140.10', South 89° 23' 03" West 141.69', North 32° 30' 49" West 250.39', North 42° 10' 58" West 143.06', North 03° 10' 26" East 108.43', North 05° 32' 46" West 74.61', North 27° 46' 19" East 83.78', North 63° 14' 41" West 80.88', North 71° 52' 26" West 94.10', North 55° 41' 10" West 85.27', North 56° 46' 31" West 102.64', North 54° 37' 27" West 175.67', North 59° 16' 49" West 80.68', North 56° 22' 47" West 87.52', North 24° 46' 53" West 19.90', North 58° 56' 25" West 30.36', North 25° 33' 06" West 20.34', North 07° 37' 39" West 23.58', North 05° 20' 49" East 12.76', North 28° 10' 28" West 11.49', North 20° 50' 15" West 41.94', North 20° 03' 43" West 15.07', North 42° 28' 12" West 93.33', North 09° 05' 50" West 49.68', North 20° 50' 45" East 11.04', North 17° 27' 38" West 11.64', North 16° 19' 21" West 38.27', North 03° 42' 41" East 17.91', North 04° 45' 44" West 17.88', North 03° 48' 25" West 28.02' to an iron pipe, thence running North 00° 24' 32" East 105.91', North 18° 38' 38" East 103.65', North 42° 27' 56" East 112.42', North 37° 45' 34" East 87.79' to a point marking the southeast corner of a tract of land conveyed to James Robert Small in Deed Book 484 Page 702 of said registry, and running thence along the eastern line of said Small tract, North 09° 36' 39" West 2115.00' to a point marking the northeast corner of said Small tract, said point also being the southeast corner of a tract of land conveyed to Sustainable Forests, LLC in Deed Book 1231 Page 861 of said registry, running thence with the dividing line between said Sustainable Forests tract and said Anderson tract North 19° 22' 57" East 1320.42', North 09° 03' 54" West 340.76', North 14° 30' 42" East 523.41', North 14° 19' 33" West 264.26', North 16° 23' 56" East 344.91', North 87° 06' 04" West 348.97', North 39° 17' 22" East 1456.04' to a point in the western line of a tract of land depicted on the United States Government Sunny Point Railroad Map, running thence with the dividing line between said U.S. Government tract and the aforementioned Anderson tract South 12° 54' 20" East 870.00', South 27° 52' 43" East 491.10', South 42° 52' 50" East 491.10', South 57° 52' 46" East 491.10', South 72° 52' 42" East 491.10', South 87° 52' 56" East 491.10', North 77° 06' 50" East 391.00', North 62° 07' 10" East 381.89' to a point in the western line of a tract of land conveyed to Tri-Stok Properties, LLC in Deed Book 2094 Page 966 of said registry, running thence with the dividing line between said Tri-Stok tract and the aforementioned Anderson tract South 56° 57' 28" East 654.77', South 26° 02' 37" West 763.76', South 05° 18' 54" West 540.79', South 75° 10' 27" East 20.64' to a point marking the northwest corner of a tract of land conveyed to Sud Properties, Inc. in Deed Book 2265 Page 631 of said registry, running thence with the dividing line between said Sud tract and the aforementioned Anderson tract, South 12° 53' 38" East 3767.55' to an existing concrete monument in the northern line of a tract of land conveyed to Homer Inman in Deed Book 238 Page 296 of said



registry, running thence with the dividing line between said Inman tract and the aforementioned Anderson tract South 77° 27' 27" West 99.91', South 78° 04' 18" West 99.95', South 77° 09' 28" West 204.72' to an existing iron pipe, thence with another dividing line of said tracts South 56° 41' 41" West 435.74' to an existing iron pipe, thence with another dividing line of said tracts South 56° 41' 41" West 148.70' to an existing iron pipe, thence with another dividing line of said tracts South 66° 42' 52" East 577.00' to an existing iron pipe, thence with another dividing line of said tracts South 78° 47' 08" West 957.82' to an iron pipe in the eastern right of way line of Buckeye Road (SR #1415-60' public right of way), thence with said line North 32° 26' 47" West 381.63' to an iron pipe, thence North 33° 33' 34" West 117.34' to an iron pipe marking the terminus of Buckeye Road, thence South 56° 26' 26" West 60.00' to an iron pipe, thence with the western line of Buckeye Road South 33° 33' 34" East 116.76' to an iron pipe and South 32° 26' 47" East 357.41' to an iron pipe, thence leaving said right of way and running with the southern line of the above referenced Anderson tract South 79° 19' 22" West 572.42' to an existing iron pipe, thence continuing with the southern line of said Anderson tract South 78° 36' 31" West 1156.51' to the point of beginning, containing 590.06 acres more or less.

**EXCEPTING, HOWEVER,** from the forgoing tract any portion thereof which lies west of the run of Goodman Branch.

LESS AND EXCEPT the following:

Lots 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 61, 63, 64, 66, 67, 68, 69, 117, 122, 123, 124, 148, 149, 150, 165, 166, 167, 168, 169, 170, 171, 172, 173 and 174 as shown on the Final Plat (Recording) SeaBrooke Subdivision, Phase 1, recorded in Book 51, at Pages 80-86, Brunswick County, NC Register of Deeds.