

Work Flow No: 9999-00266021

Craven NC - Document Stamp  
Becky Thompson, Register of Deeds  
Date 09/13/2005 Time 11:00:23 1 of 6 Pgs  
No: 2005-00135475

Book **2355** Page **215**

Fee Amt : 29.00  
Excise Tax: .00

NORTH CAROLINA

CRAVEN COUNTY

**AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS OF FULSHIRE PLANTATION**

THIS AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS OF FULSHIRE PLANTATION, is made and entered into this the 20<sup>th</sup> day of August, 2005, by COASTAL MARKETING AND DEVELOPMENT COMPANY, a North Carolina general partnership (hereinafter referred to as "Developer"), party of the first part; MARY N. POTTER, a free trader, (hereinafter referred to as "Potter"); ROBERT J. MORGAN, JR. and wife, LISA S. MORGAN (hereinafter referred to as "Morgan"); and ALL PROSPECTIVE PURCHASERS OF LOTS IN FULSHIRE PLANTATION SUBDIVISION, parties of the second part.

**WITNESSETH:**

WHEREAS, Developer heretofore recorded a Declaration of Protective Covenants of FULSHIRE PLANTATION, dated August 11, 2005, the same being recorded in Book 2343, Page 227, Craven County Registry; and

WHEREAS, said Declaration of Protective Covenants of FULSHIRE PLANTATION establishes restrictions and protective covenants for Lots 1 through 64, FULSHIRE PLANTATION Subdivision located in Craven County, North Carolina, which is particularly shown and described on that map recorded in Plat Cabinet H, Slide 31-A, B, C & D, Craven County Registry; and

WHEREAS, Developer is the owner of a majority of the lots within FULSHIRE PLANTATION Subdivision and

WHEREAS, Potter was conveyed Lot 10 in Fulshire Plantation by deed recorded in Book 2326, Page 202, Craven County Registry; and

WHEREAS, Morgan was conveyed Lot 12 in Fulshire Plantation by deed recorded in Book 2342, Page 151, Craven County Registry; and

WHEREAS, Developer has requested Potter and Morgan to consent to this Amendment and by the execution thereof do hereby consent to the same; and

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Henderson, Baxter, Taylor & Gatchel, P.A.  
Attorneys at Law  
Post Office Drawer U  
New Bern, North Carolina 28563

27842

WHEREAS, Developer set out in the Declaration the allowable built upon areas outlined on the Exhibit B attached to said Declaration and it is the purpose of this Amendment to modify said Exhibit B to increase the allowable built upon area; and

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NOW, THEREFORE, the Declaration of Protective Covenants of FULSHIRE PLANTATION, dated August 11, 2005, and recorded in Book 2343, Page 227, Craven County Registry is hereby amended to provide the increase in the allowable built upon area for each lot as outlined on the attached Exhibit A.

Except as herein amended, the Declaration of Protective Covenants of FULSHIRE PLANTATION is hereby affirmed.

IN TESTIMONY WHEREOF, Coastal Marketing and Development Company, Potter and Morgan have caused this instrument to be executed, if corporate by its general partners and have hereunto set their hands and adopted as their seals the typewritten word "Seal" appearing after their signature herein below on this the day and year first above written.

DEVELOPER: COASTAL MARKETING AND DEVELOPMENT COMPANY (SEAL)

BY: Duncan Harrison (SEAL)  
GENERAL PARTNER

BY: [Signature] (SEAL)  
GENERAL PARTNER

STATE OF NORTH CAROLINA

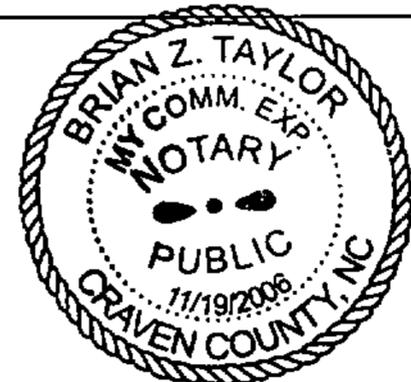
COUNTY OF Craven

I, Brian Z. Taylor, a Notary Public in and for said County and State, do hereby certify that J. MICHAEL SANDERS and DUNCAN HARRISON, personally appeared before me and with whom I am personally acquainted, and acknowledged the execution of the forgoing instrument on behalf of COASTAL MARKETING AND DEVELOPMENT COMPANY, a North Carolina general partnership, as its general partners.

WITNESS my hand and notarial seal, this the 13<sup>th</sup> day of September, 2005.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 11-19-06



POTTER:

Mary N. Potter (SEAL)  
MARY N. POTTER

NORTH CAROLINA

CRAVEN COUNTY

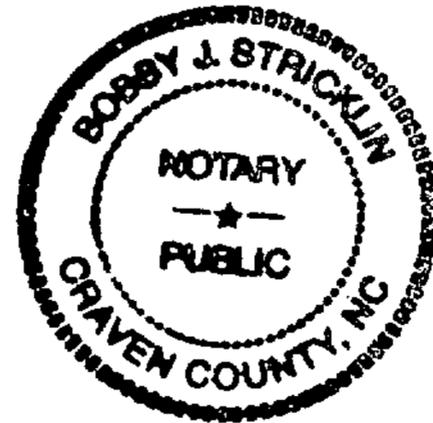
I, BOBBYJ. STRICKLIN, a Notary Public of the County and State aforesaid, certify that MARY N. POTTER, a free trader, personally appeared before me this day and acknowledged the due execution of the foregoing document.

WITNESS my hand and notarial seal, this the 12 day of September, 2005.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

(?@%?) ( 9/25/2009



MORGAN:

Robert J. Morgan, Jr. (SEAL)  
ROBERT J. MORGAN, JR.

Lisa S. Morgan (SEAL)  
LISA S. MORGAN

STATE OF Pennsylvania  
Delaware COUNTY

I, JAMES M. NOWLIN, a Notary Public of the County and State aforesaid, certify that ROBERT J. MORGAN, JR. and wife, LISA S. MORGAN, personally appeared before me this day and acknowledged the due execution of the foregoing document.

WITNESS my hand and notarial seal, this the 20<sup>th</sup> day of August, 2005.

James M. Nowlin  
NOTARY PUBLIC

My Commission Expires: 8 Oct '06

Notarial Seal  
James M. Nowlin, Notary Public  
Chadds Ford Twp., Delaware County  
My Commission Expires Oct. 8, 2006  
Member, Pennsylvania Association of Notaries

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STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

The foregoing certificate of Above Notaries is certified to be correct. This instrument was presented for registration this day and hour, and duly recorded in the office of the Register of Deeds of Craven County, North Carolina, in Book 2355, at Page 215.

This the 13 day of Sept, 2005, at 11:00 o'clock A.m.

Becky Thompson  
REGISTER OF DEEDS

BY: Sallie W. Calderon  
DEPUTY REGISTER OF DEEDS

*Attachment - A*  
*Fulshire Plantation Subdivision*  
*Built-Upon Area*  
*17-Aug-2005*

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LOT NUM.	TOTAL LOT AREA SF	LOT ACRES	BUILT UPON Per Lot %	BUILT UPON Per Lot SF
1	243,658	5.594	25%	60,915
2	53,450	1.227	25%	13,363
3	51,462	1.181	25%	12,866
4	48,357	1.110	25%	12,089
5	47,699	1.095	25%	11,925
6	45,955	1.055	25%	11,489
7	43,635	1.002	25%	10,909
8	47,475	1.090	25%	11,869
9	49,463	1.136	25%	12,366
10	107,619	2.471	25%	26,905
11	93,342	2.143	25%	23,336
12	71,048	1.631	25%	17,762
13	57,440	1.319	25%	14,360
14	57,797	1.327	25%	14,449
15	54,238	1.245	25%	13,560
16	56,276	1.292	25%	14,069
17	54,472	1.251	25%	13,618
18	64,521	1.481	25%	16,130
19	39,086	0.897	25%	9,772
20	38,019	0.873	25%	9,505
21	37,331	0.857	25%	9,333
22	55,175	1.267	25%	13,794
24	54,021	1.240	25%	13,505
25	35,416	0.810	25%	8,854
26	34,741	0.800	25%	8,685
27	46,396	1.070	25%	11,599
28	75,569	1.730	25%	18,892
30	69,538	1.600	25%	17,385
31	34,222	0.790	25%	8,556

Per Lot Book SF **2355** Page **220**

LOT NUM.	TOTAL LOT AREA SF	LOT ACRES	BUILT UPON Per Lot %	BUILT UPON Per Lot SF
32	66,282	1.520	25%	16,571
35	62,327	1.430	25%	15,582
36	29,638	0.680	25%	7,410
37	28,556	0.660	25%	7,139
38	27,279	0.630	25%	6,820
39	26,358	0.610	25%	6,590
40	26,827	0.620	25%	6,707
41	28,432	0.650	25%	7,108
42	26,798	0.620	25%	6,700
43	27,434	0.630	25%	6,859
44	26,131	0.600	25%	6,533
45	28,586	0.660	25%	7,147
46	28,369	0.650	25%	7,092
47	26,864	0.620	25%	6,716
48	26,845	0.620	25%	6,711
49	27,668	0.640	25%	6,917
50	33,545	0.770	25%	8,386
51	33,078	0.760	25%	8,270
52	38,476	0.880	25%	9,619
53	41,354	0.950	25%	10,339
54	38,673	0.890	25%	9,668
55	41,862	0.960	25%	10,466
56	42,029	0.960	25%	10,507
57	26,482	0.610	25%	6,621
58	26,213	0.600	25%	6,553
59	34,875	0.800	25%	8,719
60	36,510	0.840	25%	9,128
63	26,803	0.620	25%	6,701
64	28,211	0.650	25%	7,053
ROADWAYS				114,000
<b>Total Built Upon Impervious Area</b>				<b>796,482</b>