

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

**AMENDMENT TO DECLARATION OF COVENANTS AND
RESTRICTIONS FOR JACK'S BRANCH TOWNHOMES,
ANNEXING JACK'S BRANCH TOWNHOMES, SECTION I-B**

Prepared by: Gaylor Edwards & Vatcher, P.A.
219 New Bridge Street
Jacksonville, NC 28540

**THIS AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS JACK'S
BRANCH TOWNHOMES, ANNEXING JACK'S BRANCH TOWNHOMES, SECTION I-B, (the
"Amendment")** is made this 26th day of September, 2024, by **SOUTH STATE DEVELOPMENT, LLC**, a
North Carolina limited liability company, hereinafter referred to as the **"Declarant"**;

WHEREAS, Declarant has heretofore caused to be recorded a Declaration of Covenants and
Restrictions for Jack's Branch Townhomes, in Book 6030, Page 458, in the Office of the Register of Deeds of
Onslow County, North Carolina (the **"Declaration"**);

WHEREAS, the Declarant has the right under Section 15, entitled, "Modification," of the Declaration
to annex or add additional properties to the subdivision and make said additional property subject to the
Declaration, as amended, without the consent of any Lot Owner;

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. **ANNEXED PROPERTY DESCRIPTION:** The following described property is hereby annexed
into the Jack's Branch Townhomes Subdivision and made subject to the Declaration, as amended:

Being all the property shown and described on a plat entitled, "Final Plat JACK'S BRANCH TOWNHOMES,
SECTION I-B," dated 06/11/2024, prepared by Tidewater Associates, Inc. and recorded in Map Book 86, Pages
237 - 238, in the Office of the Register of Deeds of Onslow County, North Carolina.

2. **AMENDMENT TO SECTION 12. STORMWATER MANAGEMENT.** Section 12. of the
Declaration is hereby amended as follows:

submitted electronically by "Gaylor Edwards Vatcher LawFirm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

Subsections (A) through (H) in Section 12 of the Declaration are stricken and deleted for Jack's Branch Townhomes, Section I-B, as shown on the recorded map set forth in Section 1, hereof.

Substituted therefore are the following covenants and restrictions:

(A) The following covenants and restrictions set forth in this Section, as amended, are intended to insure continued compliance with State Stormwater Management Permit Number **SW8 240108**, as issued by the Division of Energy, Mineral and Land Resources under NCAC 2H.1000 (the "Permit").

(B) The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.

(C) The covenants set forth in this Section pertaining to stormwater may not be altered or rescinded without the express, written consent of the State of North Carolina, Division of Energy, Mineral and Land Resources.

(D) The entire stormwater conveyance system, including the stormwater pond and any other stormwater control measures, and maintenance accesses must be located in public rights-of-ways, dedicated common areas that extend to the nearest public right of way and/or permanent recorded easements that extend to the nearest public right-of-way for the purpose of inspection, operation, maintenance and repair.

(E) The Permit conditions and approved plans and specifications shall be maintained in perpetuity.

3. INCORPORATION BY REFERENCE: All of the terms, covenants, conditions, restrictions, rights, duties and obligations as set forth in the Declaration, as heretofore amended, are hereby incorporated in this Amendment by reference.

EXCEPT as hereby amended, the conditions, covenants and restrictions set forth in the Declaration shall remain in full force and effect.

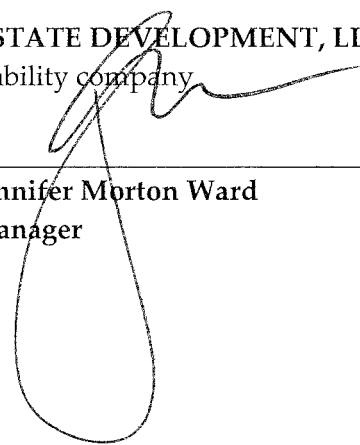
IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed, in its name, by a duly authorized manager, as the act and deed of the Declarant, the day and year first above written.

SOUTH STATE DEVELOPMENT, LLC, a North Carolina limited liability company

By: _____

Name: Jennifer Morton Ward

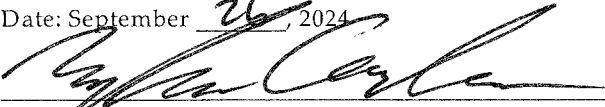
Title: Manager



STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity(ies) indicated:

Jennifer Morton Ward

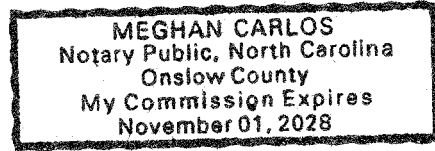
Date: September 26, 2024


(Official Signature of Notary)

Meghan Carlos

(Notary's printed or typed name)

My commission expires: Nov. 01, 2028



(Official Stamp or Seal)