

BK 6186 PG 146 - 150

Prepared by and return to:

Lanier Fountain & Ceruzzi /dd
114 Old Bridge Street
Jacksonville, NC 28540

**STATE OF NORTH CAROLINA
COUNTY OF ONSLOW**

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
QUEENS HARBOR SUBDIVISION
(PHASE I, SECTION IV)**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR QUEENS HARBOR ("Amendment") made this 17th day of July 2024, by **Keystone Contractors, Inc.**, a North Carolina corporation, (the "Declarant").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Queens Harbor is recorded in Book 3697, Page 899 et seq., Onslow County Registry, which document, together with any amendments thereto of record in Onslow County, are hereinafter jointly referred to as the "Declaration"; and

WHEREAS, Article VIII, Section 3 of the said Declaration gives to the Declarant the right to amend the Declaration; and

WHEREAS, the Declarant, desires to amend Article IV, Section 10, B (5), Article IV, Section 11, Article IV, Section 28, and Article IV, Section 31, as hereinafter provided; and

WHEREAS, Roland Antony Morton and wife, Carol T. Morton, owners of Lots 20 and 21 described on **Exhibit A**, join in the execution of this Amendment for the purposes of subjecting the same to the amendments contained herein.

NOW, THEREFORE, the Declaration is hereby amended for the property known as Queens Harbor, Phase I, Section IV as follows:

1. **Article IV, Section 10 Landscape Design Criteria Subsection B (5)** is hereby deleted in its entirety and the following inserted in lieu thereof:

“Landscape approved sodded grass areas for lots that have driveways from the street (front loading), the front yard, side yards to be minimum of 20’ or to the property line, the rear yard to be minimum of 40’ or to the property line, or to the 10’ the natural and planting easement shall be sodded. Lots that have driveways from the alley (rear loading), the front yard, side yards to be minimum of 20’ or to the property line, the rear yard shall be sodded to the alley.”

2. **Article IV, Section 11 Minimum House Size** is hereby amended as follows:

“The heated space for each dwelling shall be 1,600 square feet.”

3. **Article IV, Section 28 Building Materials** is hereby deleted in its entirety and the following inserted in lieu thereof:

“All homes shall be constructed on a foundation with brick, cement/stucco coating on exterior foundation walls. Exterior materials can be Hardi-Plank siding, Nichiha Fiber cement siding or approved equal. Other external material, such as brick, stucco, wood, etc., may be used in a consistent or non-consistent manner and shall be approved by the Declarant.”

4. **Article IV, Section 31 Fences and Walls** is hereby deleted in its entirety and the following inserted in lieu thereof:

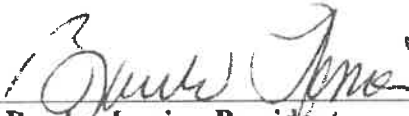
“All fences and walls are to be according to the current Queens Harbor Design Review Guidelines.”

5. Except as specifically amended or altered by this Declaration of Amendment, all provisions, restrictions and covenants contained in the original Declaration as amended, shall remain in full force and effect.

[Signature pages to follow]

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed and sealed as of the day and year first above written.


KEYSTONE CONTRACTORS, INC.,
A North Carolina Corporation

BY:  (SEAL)
Barden Lanier, President

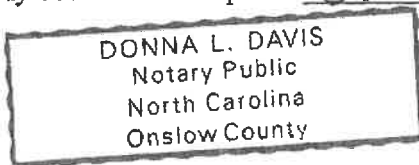
STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated thereon: Barden Lanier

Date: July 17, 2024.


Notary Public

My commission expires: 5-14-25



The undersigned Lot Owners hereby join in the execution of this Amendment to Declaration of Covenants, Conditions and Restrictions for Queens Harbor, Phase I, Section IV.

Roland Anthony Morton (SEAL)
Roland Anthony Morton

Carol T. Morton (SEAL)
Carol T. Morton

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated thereon: **Roland Anthony Morton**

Date: July 11, 2024.

My commission expires: 5-14-25

Donna L. Davis
Notary Public DONNA L. DAVIS
Notary Public
North Carolina
Onslow County

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document in the capacity indicated thereon: **Carol T. Morton**

Date: July 11, 2024.

My commission expires: 5-14-25

Donna L. Davis
Notary Public
DONNA L. DAVIS
Notary Public
North Carolina
Onslow County

L:\Clients\AA-Subdivisions\Queens Harbor\Amendment to Queens Harbor Restrictive Covenants Ph I, Sec IV.docx

EXHIBIT A

Being all of Lot 20 and Lot 21 as shown on that plat entitled, "Final Plat, Queens Harbor, Phase I, Section IV" prepared by Lanier Surveying Company, and recorded in Map Book 79, Page 192, Onslow County Registry.