

BK 4000 PG 780 - 782

Prepared by and return to:
Lanier, Fountain & Ceruzzi/dh

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

SECOND DECLARATION OF ANNEXATION AND
AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE COVE AT QUEENS HARBOR

THIS DECLARATION OF ANNEXATION AND AMENDMENT, dated for purposes of reference only, this 29th day of May, 2013, 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, the Declaration provides in Article I, Section 2, that Declarant as defined in the Declaration may, by recordation of a Declaration of Annexation in the Office of the Register of Deeds of Onslow County, North Carolina, annex to the Property subjected to the Declaration certain other properties, as more fully described in the Declaration; and

WHEREAS, Declarant desires to annex the lots or property hereinafter described with the understanding that said lots or property shall be subject to the Declaration as hereby amended and the annexed property shall be known as "The Cove at Queens Harbor, Phase II, Section II"; and

Therefore, the Declaration is hereby amended for the Property known as "The Cove at Queens Harbor, Phase II, Section II" as follows:

Submitted electronically by "Becker Law Offices, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.
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1. Annexation. The provisions of the Declaration are hereby made applicable to Lots 54 and 84 as shown on that plat entitled "The Cove at Queens Harbor, Phase II, Section II", dated March 22, 2013, prepared by Lanier Surveying Company, and recorded in Map Book 66, Page 61, Cabinet N, Onslow County Registry hereinafter referred to as the "Property." Except as specifically amended by a provision of this Declaration of Annexation and Amendment, all of the terms and provisions of the Declaration shall be fully binding and applicable to the Property as though such Property was described in the Declaration at the time of its recordation.

2. **Article IV, Section 10.** Landscape Design Criteria of the Declaration is amended by striking said section in its entirety and inserting the following: "Landscape approved sodded grass in front yard, side yard and twenty (20) feet rear of the dwelling with a landscape designed and planted by a reputable and competent landscape company."

3. **Article IV, Section 11.** Minimum House Size of the Declaration is amended by adding the following:

<u>Lot</u>	<u>Heated Space for Each Dwelling</u>
54	2,000 square feet
84	2,000 square feet

4. **Article IV, Section 15.** Limitations on Impervious Surfaces of the Declaration is amended by adding the following:

<u>Lot</u>	<u>Built Upon Areas per Lot</u>
54	3,700 square feet
84	3,700 square feet

5. **Article IV, Section 27.** Garage and Driveways of the Declaration is amended by striking said section in its entirety and inserting the following: "Garage doors may open toward or facing the street. Garage Doors must be kept closed except for entering and exiting. Driveway placement shall be subject to approval by Declarant."

6. **Article IV, Section 28.** Building Material of the Declaration is amended by striking the third full sentence of the paragraph in its entirety.

7. Survival. Except as specifically amended or altered by this Declaration of Annexation and Amendment, the Covenants shall be fully applicable to all property described herein.

[Signature page to follow]

In witness whereof, the Declarant has caused this instrument to be executed as of the date and year first above written.

KEYSTONE CONTRACTORS, INC.,
A North Carolina Corporation

By: *Barden Lanier* (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: May 22, 2013

Donna L. Haskell
Notary Public

My commission expires: 4/6/2016

Donna L. Haskell
Notary Public
Onslow County, NC