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FOR REGISTRATION REGISTER OF DEEDS

Karen S. Hardesty

Carteret County, NC

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Karen S. Hardesty

Prepared by and Return to:
Mewborn & DeSelms, Attorneys at Law
829 Gum Branch Road, Ste. C
Jacksonville, N.C. 28540

NORTH CAROLINA

CARTERET COUNTY

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRIDGE VIEW, A PLANNED RESIDENTIAL DEVELOPMENT

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRIDGE VIEW, A PLANNED RESIDENTIAL DEVELOPMENT, made this the 3rd day of June, 2022, by Cedar Point Developers, LLC, hereinafter called "Declarant."

RECITALS:

WHEREAS, Declarant caused a Declaration of Covenants, Conditions, and Restrictions for Bridge View to be recorded in Book 1761, Page 157, Carteret County Registry (the "Declaration"); and

WHEREAS, the Declaration expressly allows the Declarant, during the Declarant's control period, to amend the terms of the Declaration by recording a written amendment in the Register of Deeds of Carteret County, North Carolina; and

WHEREAS, the Declarant's control period for Bridge View is still ongoing; and

WHEREAS, the Declarant desires to amend Article III of the Declaration entitled "Common Areas" to add an additional Section, Section 16 reserving a drainage and access easement upon Lot 1 of the Subdivision;

WHEREAS, The Declarant currently owns Lot 1 of the subdivision;

NOW THEREFORE, the Declarant does hereby amend Article III of the Declaration to add a "Section 16" following Section 15 entitled "Stormwater Management." Said new Section 16 shall read as follows:

Section 16. Reservation of Easement upon Lot 1. The Declarant hereby reserves an easement upon Lot 1 as shown on the Subdivision Map for the purpose of ingress, egress, and regress, and for drainage. Said easement shall be 10 feet in width measured from the lot line between Lot 1 and Lot 2 as shown on the Subdivision Map, and shall run the full length of said lot line between Lot 1 and Lot 2, starting where said lot line and the right of way shown as "Firefly Circle" on the Subdivision Map intersect, and running to where said lot line intersects with the rear property line of Lot 1. This Easement is reserved for the benefit and use of Declarant and the Association.

IN WITNESS WHEREOF, as of the above date, the Declarant, by the signature below of its duly authorized representative as the act of Declarant, has set their hand and seal.

CEDAR POINT DEVELOPERS, LLC

BY: Steven M. Kellum
Name: Steven M. Kellum
Title: Managing Member

STATE OF NC
COUNTY OF Onslow

I, a Notary Public of the State and County aforesaid, certify that Steven M. Kellum personally appeared before me this day and acknowledged that he executed the foregoing document for the purposes stated therein and in the capacity indicated on behalf of Cedar Point Developers, LLC.

Witness my hand and official seal, this the 30, day of June, 2022.

Adrienne K. Calhoun
Notary Public

My Commission Expires: May 20, 2023

