

FOR REGISTRATION REGISTER OF DEEDS

Karen S. Hardesty

Carteret County, NC

March 31, 2025 10:08:42 AM

ADMT # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$0.00

FILE # 1851397

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

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

THIS SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR BRIDGE VIEW, A PLANNED RESIDENTIAL DEVELOPMENT,
is made this the 27th day of March, 2025, 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 the Declaration; and

WHEREAS, the Declarant previously deleted Article III, Section 11 of the Declaration in its entirety by an Amendment recorded in Deed Book 1846, Page 385, Carteret County Registry; and

WHEREAS, the Declarant now intends to amend the Declaration to create a new Article III, Section 11 to replace the deletion from said previous Amendment;

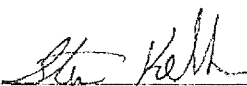
NOW THEREFORE, the Declarant does hereby make the following amendments to the Declaration:

1. Article III of the Declaration is amended to create and add a Section 11, located between Section 10 entitled "No Partition" and Section 12 entitled "Community Fencing", which shall read as follows:

Section 11. Community Boat Storage. That Lot identified on the Subdivision Map as "Common Area 1 (Boat Storage) 0.88 Acres" (the "Boat Storage Lot") shall be used only for the storage of boats, boat trailers, and personal watercraft on trailers, and shall not be used for any other purposes, including but not limited to storage of other vehicles, trailers, mobile homes, RVs, or campers. The maximum length of any boat or watercraft which is stored on the said Boat Storage Lot shall be no more than twenty-four (24) feet in length. Any boat, boat trailer, or personal watercraft which is stored upon the Boat Storage Lot shall be owned or leased by a Member of the Association, and such boat, trailer, or personal watercraft shall be required to have a current, valid registration as may be required by the laws of the State of North Carolina or local ordinances, the information for which shall be registered with the Association or its designee before said boat, boat trailer, or personal watercraft shall be permitted to be stored upon the Boat Storage Lot. The Association may establish rules and regulations in addition to those stated herein governing use of the Boat Storage Lot.

IN WITNESS WHEREOF, as of the date first stated above, 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: 
 Name: STEVEN KELLUM
 Title: MEMBER / MANAGER

~~STATE OF North Carolina~~
~~COUNTY OF Crisp~~

State of North Carolina
County of Onslow

I, a Notary Public of the State and County aforesaid, certify that Steven Kellern 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, L.L.C.

Witness my hand and official seal, this the 27, day of March,
2025.

Sarah E. Dail

Notary Public

My Commission Expires: 07/30/2028

