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Onslow County, NC  
Rebecca L. Pollard Reg. of Deeds  
BK 5002 PG 567-569

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

**SECOND AMENDMENT TO MASTER DECLARATION OF  
COVENANTS AND RESTRICTIONS FOR THE  
TOWNHOMES OF JUSTICE FARMS, AND ANNEXATION OF  
THE TOWNHOMES OF JUSTICE FARMS, SECTION IV AND  
SECTION V**

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

**THIS SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE TOWNHOMES OF JUSTICE FARMS, AND ANNEXTION OF THE TOWNHOMES OF JUSTICE FARMS, SECTION IV AND SECTION V**, is made this the 14 day of August, 2019, by **DIVERSIFIED INVESTORS, INC.**, a North Carolina corporation, hereinafter referred to as the **"Declarant"**;

**WHEREAS**, Declarant has heretofore caused to be recorded a Master Declaration of Covenants and Restrictions for The Townhomes of Justice Farms and The Townhomes of Justice Farms Section I, hereinafter referred to as the **"Subdivision,"** in Book 4500, Page 425, in the Office of the Register of Deeds of Onslow County, North Carolina (the **"Master Declaration"**);

**WHEREAS**, the Master Declaration expressly reserved the right of the Declarant to expand the real property to be subject to the Master Declaration by annexing portions of the Development Area as described on Exhibit A of said Master Declaration;

**WHEREAS**, the real property hereinafter described is a portion of the Development Area herein above referred to, and Declarant desires to subject said hereinafter described real property to the terms, covenants, restrictions and conditions set forth in the Master Declaration;

**WHEREAS**, the Declarant will convey the real property hereinafter described as THE TOWNHOMES OF JUSTICE FARMS, SECTION IV and THE TOWNHOMES OF JUSTICE FARMS, SECTION V, as hereinafter described, subject to all the terms, covenants, restrictions, conditions, liens and charges set forth in the Master

Declaration, all of which are hereby incorporated by reference.

**NOW, THEREFORE,** the Declarant does hereby modify and amend the Master Declaration as follows:

**1. DESCRIPTION OF REAL PROPERTY ANNEXED:** Being all that property situated in Stump Sound Township, Onslow County, North Carolina, and being more particularly described as follows:

Being all the property shown and described on a plat entitled, "Final Plat Showing THE TOWNHOMES OF JUSTICE FARMS, SECTION IV," dated January 14, 2019, prepared by John L. Pierce & Associates, P.A. and recorded in Map Book 75, Pages 237 - 237A, Cabinet O, in the Office of the Register of Deeds of Onslow County, North Carolina, the "Section IV Plat", and

Being all the property shown and described on a plat entitled, "Final Plat Showing THE TOWNHOMES OF JUSTICE FARMS, SECTION V," dated June 6, 2019, prepared by John L. Pierce & Associates, P.A. and recorded in Map Book 76, Pages 123 - 123A, Cabinet O, in the Office of the Register of Deeds of Onslow County, North Carolina, the "Section V Plat",

**2. AMENDMENT:** Article I, entitled, "DEFINITIONS," is hereby amended by adding to Section C, entitled, "**Common Area**," the following described real property:

All areas, excluding Lots 43, 44, 45, 46, 47, 48, 49, 50, 51 and 52, shown and described on the Section IV Plat, specifically including the "30' Access & Utility Easement," "Access, Parking, Utility Easement," the two (2)"15' S.S.E.," "Septic Area J," Septic Area K," "Septic Area J - Repair Area," and all areas designated "Common Area," or "CA" on the Section IV Plat. This additional Common Area will be conveyed to the Association following the recordation of this Second Amendment, and

All areas, excluding Lots 19 -42, inclusive, shown and described on the Section V Plat, specifically including the "30' Access & Utility Easement," "Access, Parking, Utility Easement," the "Dumpster Area," "Pond," all areas designated "Access & S.S.E.," and "S.S.E.," "Septic Area F," "Septic Area G," Septic Area H," "Septic Area I," and all areas designated "Common Area," or "CA" on the Section V Plat. This additional Common Area will be conveyed to the Association following the recordation of this Second Amendment.

**3. INCORPORATION BY REFERENCE:** All of the terms, covenants, conditions, restrictions, rights, duties and obligations as set forth in the Master Declaration as recorded in Book 4500, Page 425, in the Office of the Register of Deeds of Onslow County, North Carolina, as heretofore amended, are hereby incorporated in this Second Amendment by reference. By annexation of THE TOWNHOMES OF JUSTICE FARMS, SECTION IV, and THE TOWNHOMES OF JUSTICE FARMS, SECTION V, the Declarant expressly reserves all rights and privileges of the Declarant set forth in the Master Declaration.

**EXCEPT** as hereby amended and modified, 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 officer, as the act and deed of the Declarant, the day and year first above written.

DIVERSIFIED INVESTORS, INC., a North Carolina corporation

By: Betty Bullock  
Name: Betty Bullock  
Title: President

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

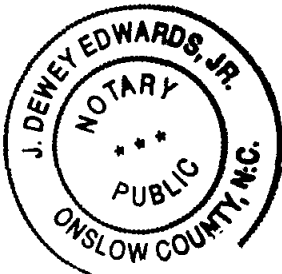
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity(ies) indicated:  
**BETTY BULLOCK**

Date: August 14, 2019

J. Dewey Edwards, Jr.  
(Official Signature of Notary)

J. Dewey Edwards, Jr.  
(Notary's printed or typed name)

My commission expires: July 9, 2021



(Official Stamp or Seal)