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Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK **3778** PG **605-607**

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

**FOURTH AMENDMENT TO MASTER DECLARATION OF
RESTRICTIVE AND PROTECTIVE COVENANTS FOR
BRADFORD ESTATES, BRADFORD ESTATES SECTION I,
AND BRADFORD ESTATES SECTION II**

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

THIS AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR BRADFORD ESTATES, BRADFORD ESTATES SECTION I, AND BRADFORD ESTATES SECTION II, is made this the _____ day of May, 2012, by CHERRYWOOD DEVELOPERS, INC., a North Carolina corporation, hereinafter referred to as the "Declarant":

WHEREAS, Declarant has heretofore caused to be recorded a Master Declaration of Restrictive and Protective Covenants in Book 3651, Page 58, in the Office of the Register of Deeds of Onslow County, North Carolina (the "Master Declaration"); and

WHEREAS, in accordance with the terms of the Master Declaration, Declarant amended the Master Declaration by execution and recordation of amendments recorded in Book 3708, Page 555, Book 3710, Page 913 and Book 3740, Page 922, in the Onslow County Registry, the Master Declaration, together with said amendments, being hereinafter referred to as the "Declaration"; and

WHEREAS, Article XXVII of the Master Declaration, entitled "Modification", authorizes the owners of sixty seven percent (67.0%) of the lots in the subdivision to modify or amend the restrictive and protective covenants of the Declaration, and entitles the Declarant to amend the Declaration, without the joinder of any owner, if Declarant owns sixty seven percent (67.0%) of the lots in the subdivision; and

WHEREAS, Declarant is the owner of sixty seven percent (67.0%) of the lots in the subdivision and desires to amend the Declaration as hereinafter provided.

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

1. Article II, entitled "Definitions", Section 3, entitled "Common Area", is hereby amended by inserting the following provisions at the end of Section 3, "The Common Area to be conveyed to the Association prior to the conveyance of the first lot in the subdivision to a purchaser of a Lot with a residential dwelling, together with other improvements, constructed or situated thereon, that certain area designated as "Common Area", containing 0.38 acre, as shown on a map entitled "Final Plat (Revised), Showing Planned Residential Development, BRADFORD ESTATES, SECTION II", dated June 29, 2011, revised May 3, 2012, prepared by John L. Pierce & Associates, P.A. and recorded in Map Book 64, Page 89, in the Office of the Register of Deeds of Onslow County, North Carolina (said Common Area being formerly designated as Lot 111 on a map recorded in Map Book 63, Page 20, Onslow County Registry). The minimum building line restrictions as shown on the map recorded in Map Book 63, Page 20, Onslow County Registry being hereby terminated, released and extinguished.

2. Article XIX, entitled "Bradford Estates HOA, Inc.", Section G is amended by inserting a new sub-paragraph (6) to include as part of the expenses of the Association the following:

"(6) All amounts expended by the Association in operating, administering, managing, repairing, replacing, improving, paying all taxes imposed and insuring the improvements, including landscaping, situated in and on the Common Area.

3. Article XIX, entitled "Bradford Estates HOA, Inc.", Section H (i) is amended by deleting said sub-paragraph in its entirety and inserting the following:

(i) Until January 1, 2013, the annual general assessment shall be Two Hundred Dollars (\$200.00) per Lot, and the annual limited common assessment shall be Fifty Dollars (\$50.00) per Lot.

4. Article XIX, entitled "Bradford Estates HOA, Inc.", Section J is amended by deleting the first sentence in said paragraph in its entirety and inserting the following:

"The annual general assessments and annual limited common assessments provided for herein shall commence as to each Lot on the date of recordation in the Office of the Register of Deeds of Onslow County, North Carolina, of the deed of conveyance for such Lot upon which a residential dwelling, together with other improvements, have been constructed to a purchaser for occupancy or lease of said residential dwelling, and shall be pro rated on a calendar year basis through the date of such recordation."

5. Article XIX, entitled "Bradford Estates HOA, Inc.", Section M is amended by inserting the third sentence of said paragraph the "oversight, inspection, maintenance and repair of the Common Area, and improvements thereon," as one the purposes for which general special and specific special assessments may be levied.

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 by its duly authorized officer, as the act and deed of the Declarant, the day and year first above written.

CHERRYWOOD DEVELOPERS, INC., a North Carolina corporation

By: Betty Bullock
Betty Bullock, its 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: May 14, 2012

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

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

My commission expires: July 9, 2016

