#### BOOK 1632 PAGE 348

WHEREAS, the Declarant is the owner of that certain tract or parcel of land designated as Section III-A WILLIAMS FARM SUBDIVISION as hereinafter described; and

WHEREAS, the Declarant will convey the property described in Section III-A WILLIAMS FARM SUBDIVISION, as hereinafter described subject to all those conditions, restrictions, reservations, liens and charges set forth herein, which provisions may be different than those contained in the Master Declaration and in other sections of the subdivision;

NOW THEREFORE, the Declarant does hereby publish and declare all of the property described below shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to all the terms and conditions set forth hereafter, which is declared and agreed to in furtherance of the plan for the improvements of said property in the subdivision thereof and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning any interest in the real property improvements, their Grantees, successors, heirs, executors, administrators, devisees and assigns.

1. <u>DESCRIPTION OF PROPERTY</u>: Being all of that property as described as follows:

Being all of those lots as shown on that final plat showing "WILLIAMS FARM, SECT. III-A" as recorded in Map Book 39, Page 163, Onslow County Registry.

- 2. INCORPORATION BY REFERENCE: All of the terms, conditions, provisions and rights reserved by the Declarant as set forth in the Master Declaration as recorded in Book 1073, Page 887, and amended in Book 1120, Page 587 and , Book 1200, Page 69, Onslow County Registry are incorporated herein by reference, except however, those provisions set out hereafter. By the submission of Section 3 of the property to the terms and conditions of this Declaration, the Declarant expressly reserves all those rights and privileges as set forth in the Master Declaration as above referred to.
- 3. <u>CONFLICT OF PROVISIONS</u>: In the event of a conflict of between the provisions of this Amendment and the Master Declaration as recorded in Book 1073, Page 887, and amended in Book 1120, page 587 and, Book 1200, Page 69, Onslow County Registry, the provisions of this Amendment shall control, and all provisions shall be interpreted consistent herewith.

2

#### 800K 1632 PAGE 349

4. COMBINATION OF LOTS AND SUBSEQUENT PROHIBITION AGAINST SUBDIVISION. An owner of two adjoining lots shall have the right to elect to treat two lots as one, and shall have the right to place one dwelling on the two lots which straddles the common boundary line between the two lots and/or encroaches into the side setback area of one or both of such lots. Provided, further, however, that such owner must, in order to make said election (and thus take advantage of the limited waiver of side setback requirements herein), execute and record, prior to commencement of construction of any such dwelling utilizing two (2) lots, an instrument in a form approved by the Association making such election. Any such election shall be recorded in the Office of the Register of Deeds of Carteret County, North Carolina. Upon such election, the two (2) lots shall thereafter be deemed one (1) lot for all purposes, including voting rights and assessments. Such election shall be deemed a waiver by the owner and future owners of property in said subdivision to thereafter subdivide the lot and no such subdivision shall thereafter be made. Nothing herein shall affect the rights of the Developer to subdivide any previously platted lot not yet transferred to third party.

### 5. VEHICLES, BOATS, STORAGE, TRAVEL TRAILERS, ETC:

- (a) No vehicle without current inspection sticker, bus or self propelled recreational vehicle shall be parked overnight on any lot except in an enclosed garage; however, guests of an owner may so park such vehicle for a period not to exceed seven (7) days each calendar year.
- (b) Firewood, bicycles, motorcycles, horse trailers, pleasure boats, utility trailers, all terrain vehicles, or other items may be stored only on that part of any lot away from the street lying behind the back line of the house. No automobile, other vehicle(s), motorcycle(s) or other similar items shall be repaired or placed "on blocks" or stands except in an enclosed garage.
- 6. <u>WINDOW APPEARANCE:</u> All draperies or other window dressings in each dwelling unit shall be white or off white or in lieu thereof shall have a white lining.
- 7. Fence Minimum Requirements: No fences over six (6) feet in height shall be constructed on any lot. No fence shall be erected between any building and the street right of way unless such fence shall be of an ornamental nature. Brick and split-rail fences shall be deemed to meet the requirements of this restriction. Any portion of any fence which can be viewed from the street right of way shall be of an ornamental nature. The term fence shall include but not be limited to, a wall, fence, landscaping, berm, or hedge which act as a fence or privacy or security inducing structure. Architectural review requirements must be met prior to construction of any fence. Chain link fences shall not be visible.

3

### BOOK 1632 PAGE 350

8. ANIMALS: No animals, livestock, or poultry of any kind shall be kept or maintained on any Lot or in any dwelling except that household pets may be kept provided that said pets are not kept for breeding or commercial purposes. Notwithstanding anything in this document to the contrary, horses and appurtenant structures shall be allowed on any lot which lot, together with any adjacent acreage shall afford a minimum of one (1) acre of pastureland per horse. Owners shall be solely and absolutely liable for the acts of any such pet or animal.

IN WITNESS WHEREOF, as the above date, Grantor has signed below, and each non human Grantor (corporation, limited liability company, general partnership, limited partnership, etc.) Has signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.

WILLIAMS FARM ASSOCIATES, a

North Carolina Joint Venture,

Declarant

FIRST OINT VENTURED

JERRY'S. STEVENSON

SECOND IOINT VENTURER

CHRISTINE W. STEVENSON

Book: 1632 Page: 347 Seq: 4

### BOOK 1632 PAGE 351

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	I. a Notary Public, do hereby certify that JERRY 8. STEVENSON, Joint Venturer	
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21 C.	Witness any hand and official seal, this the 5th day of Jane, 2000.	
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N CP	NOTARY PUBLIC	
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N	ORTH CAROLINA	
	OUNTY OF Caute et	
_	I, a Notary Public, do hereby certify that CHRISTINE W. STEVENSON, Joint	
ν	enturer, personally appeared before me this day and acknowledged the due execution of the	[
fe	regoing instrument.	;
• • • • • • • • • • • • • • • • • • • •	777 CM	
	Witness my hand and official scal, this the Other day of July, 2000.	
	MM. IV Dance	
	NOTARY PUBLIC	
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	<b>58</b>	
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	ount, Orsiov County Mary K. Dennis	
tamilan) B	ablic is (are) certified to be correct. This instrument was presented for registration and recorded in this office in	
ok	1632 Page 347 This 6th day of June	
/2000	AD 0 1/2:58 o'clock P. M.	
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Index in the Grantor Index:

2001 JEN -4 PH 3: 55

NORTH CAROLINA

ONSLOW COUNTY

Williams Farm Subdivision

Williams Farm Associates, A NC Joint Venture Williams Farm Architectural Control Committee Williams Farm Community Services Association, Inc.

FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS

<u>AND RESTRICTIONS (SF/CSA/FNMA/VA)</u>

THAT WHEREAS, the undersigned constitute at least ninety percent (90%) of the owners of the individual lots that are subject to the Master Declaration of Covenants and Restrictions recorded in Book 1073, Page 887, Onslow County Registry, as amended by instrument recorded in Book 1200, Page 69, Onslow County Registry; and

WHEREAS. the express terms of the aforereferenced covenants provide that same may be modified by an instrument executed by not less than ninety percent (90%) of the owners of lots subject to the master declaration; and

WHEREAS, the undersigned have agreed to modify the terms and provisions of subparagraph (I) of Article 8 in accordance with those provisions hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and in accordance with the provisions of Article 16 of the aforeferenced master declaration, the undersigned hereby amend subparagraph (I) of Article 8 so that subparagraph (I) shall now read as follows:

I. <u>Vehicles</u> <u>Boats</u>. Storage, Travel Trailers, etc: No vehicle without current inspection sticker, vehicle over 5000 pounds empty weight, horse or animal trailer or empty boat trailer, utility trailer, or any other trailer or similar item, or bus shall be parked overnight on any lot except in an enclosed garage unless same shall not be visible from the street or any other home wherever constructed: provided, however, guests of an owner may so park such vehicle for a period not to exceed seven (7) days each calendar year. A pleasure boat on its trailer may be parked and raw firewood, bicycles, motorcycles, or other items may be stored only on that part of any lot away from the street lying behind the front line of the house. No automobile, other vehicles(s), motorcycle(s) or other similar items shall be repaired or placed "on blocks" or stands except in an enclosed garage.

Recreational vehicles may be parked in driveways away from the street behind the back line of the house so that it is not viewable from the street.

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### BOOK 1715 PAGE 553

IN WITNESS WHEREOF the undersigned have hereunto set their hands and seals as of

	·		the day
(SEAL)	LINDA COBB .	hones (SEAL)	FOLLY THO
√ (SEAL) ~	Brenda Byrd MRS. PERRY BYRD	(SEAL)	PERRY BYR
<u>ALIL (</u> SEAL) SE	MRS. THOMAS MARAPESE	Darapene (SEAL) PESE	THOMAS MA
HIM (SEAL)	MRS PHET ANDERSON MRS. BILL DOBBRATZ	(SEAL)	PHILIPAND BILL/DOBBI
DO- GREAT	SHERAJOSILEVICH .  MASS. JERRY STEVENSON	(SEAL)	Shand MICHAEL IO JERRY STE
(SEAL)	Elweft Mrs! PETER HWEJE ULLANDE ANGELA PESAN	(SEAL)	PEYER EWE
(SEAL)	Symm. Schultz MRS JAMES SCHULTZ	rz (SEAL)	JAMES SCH
(SEAL)  (SEAL)  (SEAL)  (SEAL)	Katte Henson  KATHY TIENSON  MARTHA O'HARA  VALERIE R. STEELE  Lor. 1. Aragona (SEE	Stell (SEAL)	TINA FLYN PHILLIP OF  JOHN J. ST
SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)	MRS. PERRY BYRD  MRS. THOMAS MARAPESE  MRS. PHILIP ANDERSON  MRS. BILL DOBBRATZ  SHEMANOSILEVICH  MRS. PETER EWEJE  ANGELA LESAN  MRS. JAMES SCHULTZ  KATHY THENSON  MARTHA O'HARA  VALERIE R. STEELE  VALERIE R. STEELE	(SEAL)  (SEAL)	THOMAS MAND THOMAS MAND THOMAS MAND THOMAS MAND THOMAS MAND THE THOMAS MAND THOMAS SCHOOL TO THE THOMAS THE THOMAS THE THOMAS THE THOMAS THE THOMAS MAND THE THOMAS MAND THE THOMAS MAND THE THOMAS THE THOMAS THE THOMAS MAND THE

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MRS. SMITH

MR. JOHNSON

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MRS. JOHNSON

MRS. FITZPATRICK

Page 1

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New Text Document

MR. THOP'S Hoopes

John a. Hoopen

MR. MIKE CHOATE

MRS. HOOPES

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MRS. MIKE CHOATE

Mrs. Heather Choate

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Page 2

### BOOK 1715 PAGE 556

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MARVIN L. GOODSON	Jamie M. Joseph SEAL)
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(SEAL)	MILALIN
GREGORY POPKIN	(SEAL)
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MIKE TUTON (SEAL)	(SEAL)
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(NEAL)	Lama D. Steven (SEAL)
L. O. STEVENSON	MRS. L. O. STEVENSON (SEAL)
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(SGA)	THUNG YOURKERS
Stephen Pierson	Marca Di
1	Merry Prierson

# BOOK 1715 PAGE 557

NORTH CAROLINA, ONSLOW COUNTY	,
I, a Notary Public of the County and Cyrthin Fifferric K personally apperexecution of the foregoing instrument.  Witness my hand and official stamp	d State aforesaid, certify that Lawrence. And eared before me this day and acknowledged the or seal this 16th day of May 2001.
My commission expires:	Notary Public  Notary
NORTH CAROLINA, ONSLOW COUNTY	
301 Reps C31 Administration of the	y and State aforesaid, certify that Waad CART personally appeared before me this e foregoing instrument. o or seal this 1544 day of 1874, 2001.
My commission expires:	Notary Public Opinion of County Observation
I, a Notary Public of the John and Younie Hoopes me this day and acknowledged the execution Witness my hand and official stamp	, personally appeared before
My commission expires:	Notary Publi OFFICIAL SEAL Notary Public, Notary Pu
NORTH CAROLINA, ONSLOW COUNTY	,
MIKE AND HEATHER Chiate	County and State aforesaid, certify that personally appeared before
me this day and acknowledged the executi Witness my hand and official stam	p or seal this 16th day of 19 19 2001.
My commission expires:	Notary Public  OFFICIAL SEAL* Notery Public, North Cerolina County of Cnestow John R. Brown Ny Commisson Expires 11/1/2005
	ORIGINAL

### 800K | 7 | 5 PAGE 558

NORTH CAROLINA, ONSLOW COUNTY	•
execution of the foregoing instrument	state aforesaid, certify that Tames LAWICHAND red before me this day and acknowledged the seal this 17th day of 2001.
My commission expires:  Nov 2005  NORTH CAROLINA, ONSLOW COUNTY	etary Public  OFFICIAL SEAL*  OFFICIAL SEAL*  Notary Public, North Carolina County of Onslow John R. Brown  My Commission Express 1/1/2005
I, a Notary Public of the County VONLEMBKE AND WIFE, Jeauchte day and acknowledged the execution of the fo	and State aforesaid, certify that RONALD E personally appeared before me this regoing instrument. seal this 33/d day of
My commission expires:	OFFICIAL SEAL* Otary Public Ota
I, a Notary Public of the Confidence of the Confidence of the Confidence of the execution of the third that and and official stamp or the confidence of the execution of the execution of the execution of the execution of the confidence of the execution of the ex	personally appeared before
My commission expires:  / X/ov 300 S  NORTH CAROLINA, ONSLOW COUNTY	tary Public  OFFICIAL—SEAL  Notary Public, North Carolina County of Onslow John R. Brown My Commission Expires 11/1/2005
I, a Notary Public of the Co	punty and State aforesaid, certify that personally appeared before the foregoing instrument. seal this 21st day of MAY, 2001.
My commission expires:  / Nov 2005  No	tary Public  OFFICIAL SEAL*  Notary Public, North Carolina County of Onslow JOHN R. Brown My Commission Expires 11/1/2005
	ORICINAL

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BOOK 1715 PAGE 559 Dr. OJEBNOBOH J.A MY (ommssing ochres: the execution of the five soing justisment, purhoess only Mrs. OJ FRYSSOH B ORIGINAL 900K 1715 PAGE 560

CHARLES RIVERS	(SEAL)	RS. CHARLES RIVERS	(SEAL)
MARLO CONSTRUCTION, INC. by: President	Chagona, p.		. ,
STATE OF NORTH CAROLINA COUNTY OF ONSLOW			
On this <u>Larn</u> day of <u>R</u> said named POLLY THOMAS, to who executed the foregoing instrubeing duly sworn by me, made oath	me known and know		scribed in and
My Commission Expires:  S-(ひ-200)  STATE OF NORTH CAROLINA		<u> Ang P. Puwa</u> Notary Public	OTAR S
COUNTY OF ONSLOW		•	
On this 17th day of 5 said named LINDA COBB, to me knexecuted the foregoing instrument, and the sworn by me, made oath that the	and she acknowledge	ed that she executed the	d in and who
My Commission Expires:		And Pullic Notary Public	100 200 M

# 800X | 7 | 5 PAGE 5 6 |

STATE OF NORTH CAROLINA	
COUNTY OF ONSLOW	
On this 1st day of April said named Pern Byrd and and known to me to be the persons described in a	2000, personally appeared before me, the
said named Pern 1 Byrd and and	Everda Byrd, to me known
and known to me to be the persons described in	and who executed the foregoing instrument, and
they acknowledged that they executed the same a	nd, being duly sworn by me, made oath that the
statements in the foregoing instrument are true.	
,	mrs Rumphi
	Notary Public
	Notary Public
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My Commission Expires:	2/19V VIII
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	ANTON S
THE OF MODERN CAROLDIA	
STATE OF NORTH CAROLINA	· · · · · · · · · · · · · · · · · · ·
COUNTY OF ONSLOW	
On this 17th day of December	, 2000, personally appeared before me, the Mrs. Thamas Murapus, to me known
and known to me to be the nersons described in	and who executed the foregoing histidificit, and
they acknowledged that they executed the same	and, being duly sworn by me, made oath that the
statements in the foregoing instrument are true.	
	ours & Duringh
	Notary Public
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STATE OF NORTH CAROLINA	*** *** *** *** *** *** *** *** *** **
COUNTY OF ONSLOW	•
On this 15th day of Assal	2000, personally appeared before me, the  Argelt Lecan to me known and who executed the foregoing instrument, and
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and known to me to be the persons described in	and who executed the foregoing instrument, and
they acknowledged that they executed the same	and, being duly sworn by me, made oath that the
statements in the foregoing instrument are true.	
<u></u>	, , , , , , , , , , , , , , , , , , , ,
•	Sino Auunst
	Notary Public
My Commission Expires:	37 89 29 20 3
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	Dunas

### 800K | 7 | 5 PAGE 562

STATE OF NORTH CAROLINA COUNTY OF ONSLOW	
on this Ism day of Dumbur said named Jenny Dobbratz and Mys and known to me to be the persons described in and we they acknowledged that they executed the same and, be statements in the foregoing instrument are true.	ong duty sworn by me, made oath that the
My Commission Expires:	Notary Public
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	NOW
On this ISM day of Lanuary said named Michael Uscilevich and Shandard and known to me to be the persons described in and withey acknowledged that they executed the same and, be statements in the foregoing instrument are true.	2000) 2000, personally appeared before me, the elle Joselevich, to me known the executed the foregoing instrument, and sing duly sworn by me, made oath that the
My Commission Expires:	Notary Public 21790
STATE OF NORTH CAROLINA . COUNTY OF ONSLOW	TOVION
On this 8th day of December 2 and mem and known to me to be the persons described in and when they acknowledged that they executed the same and, being tatements in the foregoing instrument are true.	000, personally appeared before me, the <u>A Pierson</u> , to me known o executed the foregoing instrument, and ng duly sworn by me, made oath that the
My Commission Expires:	Notary Public  Notary Public
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# 900K | 7 | 5 PAGE 563

STATE OF NORTH CAROLINA COUNTY OF ONSLOW	
on this grade day of Delevative and grade and known to me to be the persons described in a they acknowledged that they executed the same a statements in the foregoing instrument are true.	, 2000, personally appeared before me, the MV5 POW EWYC , to me known and who executed the foregoing instrument, and and, being duly sworn by me, made oath that the
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My Commission Expires:	Notary Public 01707
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	and the second s
on this 5th day of April said named Phillip or that and and known to me to be the persons described in they acknowledged that they executed the same a statements in the foregoing instrument are true.	2000, personally appeared before me, the Marks O'Hara to me known and who executed the foregoing instrument, and und, being duly sworn by me, made oath that the
	Notary Public S TADI
My Commission Expires:	Notary Public S OTAR L
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	Salana Contraction
and known to me to be the persons described in	2000, personally appeared before me, the Mis James Schulz, to me known and who executed the foregoing instrument, and and, being duly sworn by me, made oath that the
	anag. Anning
Mr. Commission Evoleton	Notary Public
My Commission Expires:	ON BOAR

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### BOOK 1715 PAGE 564

STATE OF NORTH CAROLINA COUNTY OF ONSLOW	A	
executed the foregoing instrument	known and known to me to be the person, and she acknowledged that she execut the statements in the foregoing instruments.	ii described in and who
My Commission Expires:  / November 2005  STATE OF NORTH CAROLINA COUNTY OF ONSLOW	John R. Brown	TCIAL SEAL*  Utary Public, North Carolina  County of Orislow  John R. Brown  In Expires 11/1/2005
	me known and known to me to be the pument, and she acknowledged that she en that the statements in the foregoing inst	erson described in and
My Commission Expires:	SUNG St. Notary Public	Clumph
STATE OF NORTH CAROLINA COUNTY OF ONSLOW		1/2011
	, 2000, personally app d MARTHA O'HARA, to me known an xecuted the foregoing instrument, and the g duty sworn by me, made oath that t	d known to me to be
My Commission Expires:	Notary Public	
	ORIGINAL	

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# BOOK 1715 PAGE 565

STATE OF NORTH CAROLINA COUNTY OF ONSLOW	
on this IST day of December said named JOHN J. STEELE and VALERIE R. ST the persons described in and who executed the foregethey executed the same and, being duly sworn by foregoing instrument are true.	toing instrument, and they acknowledged that
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STATE OF NORTH CAROLINA	and the state of t
COUNTY OF ONSLOW	· · · · · · · · · · · · · · · · · · ·
on this gth day of December and named Ronald Choale and and known to me to be the persons described in and they acknowledged that they executed the same and statements in the foregoing instrument are true.	_, 2000, personally appeared before me, the, to me known d who executed the foregoing instrument, and l, being duly sworn by me, made oath that the
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	Drog B. Omman Qu
My Commission Expires:	Motary Public 01707
	Notary Public 01777
8-10-2001	Notary Public ONTUR
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	2000, personally appeared before me, the E.M. GOODSON, to me known and known to executed the foregoing instrument, and they
STATE OF NORTH CAROLINA COUNTY OF ONSLOW  On this Land day of December said named MARVIN L. GOODSON and CONNII me to be the persons described in and who e acknowledged that they executed the same and,	2000, personally appeared before me, the E.M. GOODSON, to me known and known to executed the foregoing instrument, and they
STATE OF NORTH CAROLINA COUNTY OF ONSLOW  On this Land day of December said named MARVIN L. GOODSON and CONNII me to be the persons described in and who e acknowledged that they executed the same and,	2000, personally appeared before me, the E.M. GOODSON, to me known and known to executed the foregoing instrument, and they

# BOOK | 715 PAGE 566

STATE OF NORTH CAROLINA COUNTY OF ONSLOW		·
On this gtm day of Deurch said named Gregory Popker and known to me to be the persons describing acknowledged that they executed the statements in the foregoing instrument are to	ame and hains duly	eared before me, the nown to me known going instrument, and e, made oath that the
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My Commission Expires:	Notary Public	0
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STATE OF NORTH CAROLINA COUNTY OF ONSLOW		
on this 15th day of Deember said named Mite Tuton and known to me to be the persons describe they acknowledged that they executed the sa statements in the foregoing instrument are true.	d in and who executed the forego	, to me known
	minat.	Quin R
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# 900X 17 15 PAGE 567

COUNTY OF ONSLOW	
on this 57 day of ADN and Land and known to me to be the persons described in and they acknowledged that they executed the same and, statements in the foregoing instrument are true.	was executed the totegonic mention, and
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	Notary Public
My Commission Expires:	017C/ 1
8-10-2001	· · · · · · · · · · · · · · · · · · ·
	· Mark
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	
On this 21st day of Circulary said named Sean HSu and ry and known to me to be the persons described in anothey acknowledged that they executed the same and	, 200), personally appeared before me, the 1/2 Sean 1/3 , to me known d who executed the foregoing instrument, and being duly sworn by me, made oath that the
statements in the foregoing instrument are true.	
statements in the foregoing instrument are true.	_
statements in the foregoing instrument are true.  My Commission Expires:  8-{0.200}	Notary Public 217 E.7
statements in the foregoing instrument are true.  My Commission Expires:	_
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	Notary Public ONTEN
My Commission Expires:  8-10-200  STATE OF NORTH CAROLINA	Notary Public  Notary Public
My Commission Expires:  8-(0-200)  STATE OF NORTH CAROLINA COUNTY OF ONSLOW  On this 12th day of 1900ch said named 12th Thompson and and known to me to be the persons described in at they acknowledged that they executed the same and they acknowledged that they acknowledged that they acknowledged they are they acknowledged that they acknowledged that they acknowledged that they acknowledged they are they acknowledged that they acknowledged that they acknowledged they acknowledged that they acknowledged they acknowledged they acknowledged that they acknowledged they acknowl	Notary Public  Notary Public
My Commission Expires:  8-(0-200)  STATE OF NORTH CAROLINA COUNTY OF ONSLOW  On this 12th day of 1900ch said named 12th Thompson and and known to me to be the persons described in at they acknowledged that they executed the same and they acknowledged that they acknowledged that they acknowledged they are they acknowledged that they acknowledged that they acknowledged that they acknowledged they are they acknowledged that they acknowledged that they acknowledged they acknowledged that they acknowledged they acknowledged they acknowledged that they acknowledged they acknowl	Notary Public  Notary Public
STATE OF NORTH CAROLINA COUNTY OF ONSLOW  On this Dan day of Mach said named Cant Thompson and and known to me to be the persons described in an they acknowledged that they executed the same an statements in the foregoing instrument are true.  My Commission Expires:	Notary Public
My Commission Expires:  8-(0-200)  STATE OF NORTH CAROLINA COUNTY OF ONSLOW  On this 1212 day of 1900 and and known to me to be the persons described in an they acknowledged that they executed the same an statements in the foregoing instrument are true.	Notary Public
STATE OF NORTH CAROLINA COUNTY OF ONSLOW  On this Dan day of Mach said named Cant Thompson and and known to me to be the persons described in an they acknowledged that they executed the same an statements in the foregoing instrument are true.  My Commission Expires:	Notary Public  Notary Public

### 000K 1715 PAGE 568

COUNTY OF ONSLOW	
On this day of and known to had	, 2000, personally appeared before me, the med to me know to me know to me know the foregoing instrument, are
they acknowledged that they executed the san statements in the foregoing instrument are true	ne and being delayed the foregoing instrument, ar
My Commission Expires:	Notary Public
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	
the persons described in and who executed the	2000, personally appeared before me, the L CONNER, to me known and known to me to be foregoing instrument, and they acknowledged that orn by me, made oath that the statements in the
	ONDR. QUILINGE Notary Public
My Commission Expires:	Notary Public
,	OLIGN <sup>®</sup>
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	3/10/1/
On this 15 <sup>+</sup> day of Ways said named FRANK HENSON, to me known at who executed the foregoing instrument and h	nd known to me to be the person described in and
On this 15th day of Ways said named FRANK HENSON, to me known as who executed the foregoing instrument, and heing duly sworn by me, made oath that the state	nd known to me to be the person described in and
	and the second

Book: 1715 Page: 552 Seq: 17

### BOOK 1715 PAGE 569

STATE OF NORTH CAROLINA COUNTY OF ONSLOW	
said named RYAN WESTON, to me know	, 2000, personally appeared before me, the m and known to me to be the person described in and nd he acknowledged that he executed the same and, estatements in the foregoing instrument are true,
	min of Alling
,	Notary Public
My Commission Expires:	0/28.70
	**************************************
	in the second
STATE OF NORTH CAROLINA	• •
COUNTY OF ONSLOW	
on this low day of Deumb said named Clark Russ and known to me to be the persons describing acknowledged that they executed the statements in the foregoing instrument are	2000, personally appeared before me, the and Miss Clast Rust, to me known bed in and who executed the foregoing instrument, and same and, being duly sworn by me, made oath that the true.
	Zenco. Amura_
	Notary Public
My Commission Expires:	
(-10-200)	The same of
	Control of the Contro
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	\$ **
On this of day of Deemb	, 2000, personally appeared before me, the and Shanan Rell , to me known
and known to me to be the persons descri	same and, being duly sworn by me, made oath that the
statements in the foregoing monument are	
	June S. Wurner.
	Notary Public
	- 1 0/18/2/N
My Commission Expires:	MATANA

800K 1715 PAGE 570

WILLIAMS FARM ASSOCIATES, a
North Carolina Joint Venture,
Declarant
FIRST JOINT VENTURER
PURSTJOINT VENTURER
JERRY S. STEVENSON
· Jacobson
SECOND JOINT VENTURER
Suntailunas
CHRISTINE W. STEVENSON
NORTH CAROLINA
COUNTY OF Onslow
I, a Notary Public, do hereby certify that IEPPV S. STEVENSON, T
tomator, personally appeared before me this day and acknowledged the due execution as
mo fologoing mattument.
Witness my hand and official seal, this the $\frac{4+n}{2000}$ day of $\frac{3unc}{2000}$ .
A. W. O. 711 . 1 . 1 = =
NOTARY PUBLIC
My commission expires: 3/28/05
CYNTHIA P. FITZPATRICK {
NORTH CAROLINA    NOTARY PUBLIC   NOTARY PUBLI
COUNTY OF Onslow My Commission Expires 3-28-05
I, a Notary Public, do hereby certify that CHRISTINE W. STEVENSON, Joint
volution, personally appeared before me this day and acknowledged the due execution of
are reregering matrument.
Witness my hand and official seal, this the 1/th day of June, 2000.
Cyphilial- Fit patrick
My commission expires: 3/28/05
Day 5
RESCOVPUDAMDMT FRM(082692)
RESCOVPUDAMDNIT FRM(082692) GUDATAICLIENTWMSFRMGignature line wpdre 489cf 1279
CYNTHIA P. HTZPATRICK
ONSLOW COUNTY, NC
My Commission Expires 3-28-05

# 800K | 7 | 5 PAGE 5 7 |

STATE OF NORTH CAROLINA COUNTY OF ONSLOW	
On this 215t day of rebuilty, 200 said named Jace Reduck, and Paule and known to me to be the persons described in and who they acknowledged that they executed the same and, being statements in the foregoing instrument are true.	executed the foregoing instrument, and g duly sworn by me, made oath that the
	Notary Public 1000
My Commission Expires:	TONO!
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	A Committee
on this 4th day of Jule 200 said named 200 5. The and who and known to me to be the persons described in and who they acknowledged that they executed the same and, being statements in the foregoing instrument are true.	90, personally appeared before me, the 200 cm to me known executed the foregoing instrument, and
	Cinthua P. Fitzputruck
My Commission Expires:	GYNTHIA P. HTZPATRICK NOTARY PUBLIC ONSLOW COUNTY, NC My Commission Expires 3-28-05
STATE OF NORTH CAROLINA COUNTY OF ONSLOW	
On this day of 20 said named and and known to me to be the persons described in and who they acknowledged that they executed the same and, beir statements in the foregoing instrument are true.	oo, personally appeared before me, the to me known be executed the foregoing instrument, and ag duly sworn by me, made oath that the
NORTH CAROLINA, ONSLOW COUNTY John R. Brown, Tuba The foregoing certificate(s) of Cynthia P. Fitzpatrick	
Notarylies) Public is (are) certified to be correct. This instrument was pressured in the pressure of the correct of the corre	
Register of Doods, Onsion County	Register of Books

E BOD

1743 0168

Prepared by: FRANK W. ERWIN, ATTORNEY

Erwin, Simpson & Stroud, Attorneys, P.L.L.C. Emerald Isle-Jacksonville-Swansboro

Index in the Grantor Index:

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Williams Farm Subdivision
Williams Farm Associates, A NC Joint Venture
Williams Farm Architectural Control Committee
Williams Farm Community Services Association, Inc.

NORTH CAROLINA

ONSLOW COUNTY

AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE COVENANTS OF WILLIAMS FARM SUBDIVISION (Section 11-B)

THIS AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE COVENANTS OF WILLIAMS FARM SUBDIVISION, made this the LATA day of AUGUST, 2001, by WILLIAMS FARM ASSOCIATES, a North Carolina Joint Venture, Composed of Jerry S. Stevenson (First Joint Venturer) and Christine W. Stevenson (Second Joint Venturer); hereinafter collectively referred to as "Declarant";

#### BACKGROUND STATEMENT

WHEREAS, the Declarant has heretofore caused to be recorded a Master Declaration of Restrictive Covenants in Book 1073, Page 887 and amended thereafter in Book 1120, Page 587; Book 1200, Page 69; Book 1632, Page 347, and Book 1715, Page 552, Onslow County Registry; and

WHEREAS, the Master Declaration as above recorded and originally published expressly provided that the Declarant shall have the right, from time to time, to record Supplemental Declarations for portions ("Parcels") of the Properties which may designate specific use and other restrictions within said Parcel; and

WHEREAS, the Declarant has now completed certain improvements on that certain tract of land designated as Section II-B of WILLIAMS FARM SUBDIVISION; and

WHEREAS, the Declarant is the owner of that certain tract or parcel of land designated as Section II-B WILLIAMS FARM SUBDIVISION as hereinafter described; and

WHEREAS, the Declarant will convey the property described in Section II-B WILLIAMS FARM SUBDIVISION, as hereinafter described subject to all those conditions, restrictions, reservations, liens and charges set forth herein, which provisions may be different than those contained in the Master Declaration and in other sections of the subdivision;

NOW THEREFORE, the Declarant does hereby publish and declare all of the property described below shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to all the terms and conditions set forth hereafter, which is declared and agreed to in

ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C. - Telephone: (910) 346-3566 825 Gurn Branch Road, Suite 115, P. O. Box 7206, Jacksonville, NC 28540



Book: 1743 Page: 168 Seg: 1

1743 0169

furtherance of the plan for the improvements of said property in the subdivision thereof and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning any interest in the real property improvements, their Grantees, successors, heirs, executors, administrators, devisees and assigns.

SECTION 1. <u>DESCRIPTION OF PROPERTY</u>: Being all of that property as described as follows:

Being all lots 94, 95 and 96 as shown on that final plat showing "WILLIAMS FARM, SECTION II-B" as recorded in Map Book 41, Page 146, Onslow County Registry.

SECTION 2. INCORPORATION BY REFERENCE: All of the terms, conditions, provisions and rights reserved by the Declarant as set forth in the Master Declaration as recorded in Book 1073, Page 887, and amended in Book 1120, Page 587; Book 1200, Page 69; Book 1632, Page 347, and Book 1715, Page 552, Onslow County Registry are incorporated herein by reference. By the submission of Section II-B of the property to the terms and conditions of this Declaration, the Declarant expressly reserves all those rights and privileges as set forth in the Master Declaration as above referred to.

IN WITNESS WHEREOF, as the above date, Grantor has signed below, and each non human Grantor (corporation, limited liability company, general partnership, limited partnership, etc.) Has signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.

WILLIAMS FARM ASSOCIATES, a

North Carolina Joint Venture,

Declarant

FIRST JORYT VENTURER

ERRY S STEVENS

<del>SECON</del>D JOINT VÉNTURÉI

CHRISTINE W. STEVENSON

ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C. - Telephone: (910) 346-3566 825 Gum Branch Road, Suite 115, P. O. Box 7206, Jacksonville, NC 28540 2

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### 1743 0170

### NORTH CAROLINA COUNTY OF ONSLOW

I, a Notary Public, do hereby certify that JERRY S. STEVENSON, Joint Venturer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the day of AUGUST, 2001.

My commission expires: 5-24-2003

NOTARY

### NORTH CAROLINA COUNTY OF ONSLOW

I, a Notary Public, do hereby certify that CHRISTINE W. STEVENSON, Joint Venturer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the long day of AUGUST, 2001.

NOTARY PUBLIC

My commission expires: 5-24-2003

RESCOV\PUDAMDMT.FRM(082692)
DATA\CLIENT\WMSFRM\AMDSECII-B(081501)
CF1279



NORTH CAROLINA, ONSLOT COUNTY
The foregoing certificate(s) of \_\_\_\_\_\_

Joane W. King

Notaryties) Public is (are) certified to be correct. This instrument was presented for registration and recorded in this office is the solution of the solutio

W

ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C. - Telephone: (910) 346-3566 825 Gum Branch Road, Suite 115, P. O. Box 7206, Jacksonville, NC 28540

BOOK 1880 PAGE 686

2002 AUG -8 AN 10: 20

Prepared by: FRANK W. ERWIN, ATTORNEY Erwin, Simpson & Stroud, Attorneys, P.L.L.C.

Emerald Isle-Jacksonville-Swansboro

Index in the Grantor Index:

Williams Farm Subdivision Williams Farm Associates, A NC Joint Venture Williams Farm Architectural Control Committee Williams Farm Community Services Association, Inc.

NORTH CAROLINA ONSLOW COUNTY

AMENDMENT TO MASTER DECLARATION RESTRICTIVE COVENANTS OF WILLIAMS FARM SUBDIVISION (Section III-B)

THIS AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE COVENANTS OF WILLIAMS FARM SUBDIVISION, made this the  $\underline{Z}$  day of AUGUST, 2002, by WILLIAMS FARM ASSOCIATES, a North Carolina Joint Venture, Composed of Jerry S. Stevenson (First Joint Venturer) and Christine W. Stevenson (Second Joint Venturer); hereinafter collectively referred to as "Declarant";

#### BACKGROUND STATEMENT

WHEREAS, the Declarant has heretofore caused to be recorded a Master Declaration of Restrictive Covenants in Book 1073, Page 887 and amended thereafter in Book 1120, Page 587; Book 1200, Page 69; Book 1632, Page 347, Book 1715, Page 552, and Book 1743, Page 168, Onslow County Registry; and

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#### BOOK 1880 PAGE 687

WHEREAS, the Master Declaration as above recorded and originally published expressly provided that the Declarant shall have the right, from time to time, to record Supplemental Declarations for portions ("Parcels") of the Properties which may designate specific use and other restrictions within said Parcel; and

WHEREAS, the Declarant has now completed certain improvements on that certain tract of land designated as Section III-B of WILLIAMS FARM SUBDIVISION; and

WHEREAS, the Declarant is the owner of that certain tract or parcel of land designated as Section III-B WILLIAMS FARM SUBDIVISION as hereinafter described; and

WHEREAS, the Declarant will convey the property described in Section III-B WILLIAMS FARM SUBDIVISION, as hereinafter described subject to all those conditions, restrictions, reservations, liens and charges set forth herein, which provisions may be different than those contained in the Master Declaration and in other sections of the subdivision;

NOW THEREFORE, the Declarant does hereby publish and declare all of the property described below shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to all the terms and conditions set forth hereafter, which is declared and agreed to in furtherance of the plan for the improvements of said property in the subdivision thereof and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning any interest in the real property improvements, their Grantees, successors, heirs, executors, administrators, devisees and assigns.

SECTION 1. <u>DESCRIPTION OF PROPERTY</u>: Being all of that property as described as follows:

Being all numbered lots as shown on that final plat showing "WILLIAMS FARM, SECTION III-B" as recorded in Map Book 43, Page81, Onslow County Registry.

SECTION 2. INCORPORATION BY REFERENCE: All of the terms, conditions, provisions and rights reserved by the Declarant as set forth in the Master Declaration as recorded in Book 1073, Page 887, and amended in Book 1120, Page 587; Book 1200, Page 69; Book 1632, Page 347, Book 1715, Page 552, and Book 1743, Page 168, Onslow County Registry are incorporated herein by reference. By the submission of Section III-B of the property to the terms and conditions of this Declaration, the Declarant expressly reserves all those rights and privileges as set forth in the Master Declaration as above referred to.

IN WITNESS WHEREOF, as the above date, Grantor has signed below, and each non human Grantor (corporation, limited liability company, general partnership, limited partnership, etc.) Has



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2

# BOOK 1880 PAGE 688

signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.

> WILLIAMS FARM ASSOCIATES, a North Carolina Joint Venture

CHRISTINE W. STEVENSON

NORTH CAROLINA COUNTY OF ONSLOW

I, a Notary Public, do hereby certify that JERRY S. STEVENSON, Joint Venturer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 740 \_ day of AUGUST, 2002.

My commission expires: 1-14-2007

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Book: 1880 Page: 686 Seq: 3

#### 800K | 880 PARE 689

#### NORTH CAROLINA COUNTY OF ONSLOW

I, a Notary Public, do hereby certify that CHRISTINE W. STEVENSON, Joint Venturer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires: 1-14-2007

RESCOVPUDAMDMT.FRM(082692)
DATA\CLIENT\WMSFRM\AMDSECII-B(081501)
DATA\CLIENT\WMSFRM\AMDSECIII-B(080502)
CF1279



NORTH CAROLINA, ONSLOW COUNTY	Judy Cox	1
The foregoing certificate(s) of		
Notary(ies) Public is (are) certified to Pook 1000 A.D., at 1050 Company	be correct. This instrument was presented for registration and recorder 686 This 5 day of August  o'clock a M.  By  Registre of Dec.	

ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C. - Telephone: (910) 455-1800 825 Gum Branch Road, Suite 115, P. O. Box 7206, Jacksonville, NC 28540

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Doc ID: 000074600006 Type: CRP Recorded: 04/28/2004 at 09:49:19 AM Fee Amt: \$29.00 Page 1 of 6

Onslow County, NC Mildred M Thomas Register of Deeds BK 2236 PG 473-478

Prepared by: FRANK W. ERWIN, ATTORNEY

Erwin, Simpson & Stroud, Attorneys, P.L.L.C.

Emerald Isle-Jacksonville-Swansboro

#### Index in the Grantor Index:

Williams Farm Subdivision
Williams Farm Associates, A NC Joint Venture
Jerry S. Stevenson, Inc.
Williams Farm Architectural Control Committee
Williams Farm Community Services Association, Inc.

NORTH CAROLINA ONSLOW COUNTY

AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE COVENANTS OF WILLIAMS FARM SUBDIVISION (Section III-C)

THIS AMENDMENT TO MASTER DECLARATION OF RESTRICTIVE COVENANTS OF WILLIAMS FARM SUBDIVISION, made this the Taylor of April, 2004, by WILLIAMS FARM ASSOCIATES, a North Carolina Joint Venture, Composed of Jerry S. Stevenson (First Joint Venturer) and Christine W. Stevenson (Second Joint Venturer) and JERRY S. STEVENSON, INC.; hereinafter collectively referred to as "Declarant";

#### **BACKGROUND STATEMENT**

WHEREAS, the Williams Farm Associates as Declarant has heretofore caused to be recorded a Master Declaration of Restrictive Covenants in Book 1073, Page 887 and amended thereafter in Book

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1120, Page 587; Book 1200, Page 69; Book 1632, Page 347, Book 1715, Page 552, and Book 1743, Page 168, and Book 1880, Page 686, Onslow County Registry; and

WHEREAS, Williams Farm Associates has transferred to Jerry S. Stevenson, Inc. that property described in Exhibit A, and both Williams Farm Associates and Jerry S. Stevenson, Inc. join in this Amendment to Master Declaration to exercise the Declarant Rights set forth in the Master Declaration as above recorded and originally published;

WHEREAS, the Master Declaration as above recorded and originally published expressly provided that the Declarant shall have the right, from time to time, to record Supplemental Declarations for portions ("Parcels") of the Properties which may designate specific use and other restrictions within said Parcel; and

WHEREAS, the Declarant has now completed certain improvements on that certain tract of land designated as Section III-C of WILLIAMS FARM SUBDIVISION; and

WHEREAS, the Declarant is the owner of that certain tract or parcel of land designated as Section III-C WILLIAMS FARM SUBDIVISION as hereinafter described; and

WHEREAS, the Declarant will convey the property described in Section III-C WILLIAMS FARM SUBDIVISION, as hereinafter described subject to all those conditions, restrictions, reservations, liens and charges set forth herein, which provisions may be different than those contained in the Master Declaration and in other sections of the subdivision;

NOW THEREFORE, the Declarant does hereby publish and declare all of the property described below shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to all the terms and conditions set forth hereafter, which is declared and agreed to in furtherance of the plan for the improvements of said property in the subdivision thereof and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning any interest in the real property improvements, their Grantees, successors, heirs, executors, administrators, devisees and assigns.

SECTION 1. <u>DESCRIPTION OF PROPERTY</u>: Being all of that property as described as follows:

BEING all of that property described on Exhibit A, attached hereto and incorporated herein by this reference as if fully set forth herein.

SECTION 2. <u>INCORPORATION BY REFERENCE</u>: All of the terms, conditions, provisions and rights reserved by the Declarant as set forth in the Master Declaration as recorded in Book 1073, Page

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887, and amended in Book 1120, Page 587; Book 1200, Page 69; Book 1632, Page 347, Book 1715, Page 552, Book 1743, Page 168, and Book 1880, Page 686, Onslow County Registry are incorporated herein by reference. By the submission of Section III-C of the property to the terms and conditions of this Declaration, the Declarant expressly reserves all those rights and privileges as set forth in the Master Declaration as above referred to.

IN WITNESS WHEREOF, as the above date, Grantor has signed below, and each non human Grantor (corporation, limited liability company, general partnership, limited partnership, etc.) Has signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.

WILLIAMS FARM ASSOCIATES, a

North Carolina Joint Venture,

Declarant

FIRST JOINT VENTURER

JERRY'S SPEVENSO

SECOND JOINT VENTURER

CHRISTINE W. STEVENSON

JERRY STEVENSON.

BY:

JERRYS. STEVENSON, PRÉSIDENT

ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C. - Telephone: (910) 455-1800 825 Gum Branch Road, Suite 115, P. O. Box 7206, Jacksonville, NC 28540

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# NORTH CAROLINA ONSLOW COUNTY

I, a notary public, do hereby certify that JERRY S. STEVENSON personally came before me this day and acknowledged that he is President of JERRY STEVENSON, INC., a North Carolina corporation, and being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the Arabay of APRIL, 2004.

Notary Public

My commission expires:

MAY 2 2 2008

RESCOV\PUDAMDMT.FRM(082692)
DATA\CLIENT\WMSFRM\AMDSECII-B(081501)
DATA\CLIENT\WMSFRM\AMDSECIII-B(080502)
DATA\CLIENT\WMSFRM\AMD SEC III-C(100203)
CF1279
rev 042604

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(Page 5 of 6)

**EXHIBIT "A"** 

Being all of that property as shown on that plat entitled "Final Plat showing Williams Farm, Section III-C" as recorded in Map Book 46, Page 86, Onslow County Registry.

G:\DATA\CLIENT\WMSFRM\amd sec III-C.wpd

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Book: 2236 Page: 473 Seq: 5

#### NORTH CAROLINA COUNTY OF ONSLOW

I, a Notary Public, do hereby certify that JERRY S. STEVENSON, Joint Venturer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the	(2) day of APRIL, 2004.
My commission expires: MAY 2 2 2008	NOTARY PUBLIC  SMITA
NORTH CAROLINA COUNTY OF ONSLOW  I. a Notary Public, do hereby certify that O	NOTARY  NOTARY  OW COUNTY  CHRISTINE WIGHTEVENSON, Joint Venturer
personally appeared before me this day and acknowled	
Witness my hand and official seal, this the	ag of APRIL, 2004.
My commission expires: MAY 2 2 2008	NOTARY PUBLIC  SMITA
NORTH CAROLINA, Onslow County Heidi L. Smit The foregoing certificate(s) of	NOTARY PUBLIC 2
Notary(ies) Public is (are) certified to be correct. This instrume  Book 2236 Page 473 This 28  2004 A.D., at 9:49 o'clock A.  Register of Deeds, Onsion County	ent was presented for registration and recorded in this office i day of
ERWIN, SIMPSON & STROUD Attorney 825 Gum Branch Road, Suite 115, P. O.	

4



Doc ID: 004302530003 Type: CRP
Recorded: 04/04/2008 at 04:04:42 PM
Fee Amt: \$20.00 Page 1 of 3
Onslow County, NC
Maryland K. Washington Reg. of Deeds
BK 3044 Pg 779-781

STATE OF NORTH CAROLINA **COUNTY OF ONSLOW** 

> GRANT OF VARIANCE FOR AND APPROVAL OF MINOR ENCROACHMENTS

THIS GRANT OF VARIANCE FOR MINOR ENCROACHMENTS is made this 3<sup>rd</sup> day of April, 2008, by WILLIAMS FARM COMMUNITY SERVICES ASSOCIATION, INC., a North Carolina non-profit corporation, hereinafter referred to as the "Association" and WILLIAMS FARM ARCHITECTURAL CONTROL COMMITTEE (the "Committee") to AUSTIN R. BRUNELLI and wife, WHAJA P. BRUNELLI, residents of Onslow County, North Carolina, hereinafter referred to as "Owner" (whether one or more).

#### WITNESSETH:

WHEREAS, a Master Declaration of Covenants and Restrictions was recorded on October 7, 1992 in Book 1073, Page 887, in the office of the Register of Deeds of Onslow County, North Carolina (the "Covenants"), establishing certain covenants, conditions, easements and restrictions for the residential development of the Williams Farm Subdivision, consisting of several sections, as shown upon various recorded maps in the office of the Register of Deeds of Onslow County, North Carolina; and

WHEREAS, in paragraph/section 6 of the Covenants, entitled "Architectural Review", each building, wall, fence or other structure or improvements of any nature, together with any ornamentation or landscaping, shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plot plan approved by the "Committee"; and

WHEREAS, the Owner is the contract purchaser of all that certain lot, tract or parcel of land described as Lot 16 as shown on a map entitled, "Recombination Survey, Lot 16 Williams Farm, Sect. 1-B", dated August 2, 1998, prepared by John L. Pierce - Surveying and recorded in Map Book 29, Page 215, in the office of the Register of Deeds of Onslow County, North Carolina (the "Lot"); and

WHEREAS, the plot/site plan for proposed construction of a residential dwelling, together with the driveways and other improvements on the Lot as shown on a map, entitled "Recombination Survey, Lot 16, Williams Farm - Sect. I-B", was approved by the Committee in accordance with the Covenants; and

WHEREAS, according to a new physical survey of the Lot, entitled "Physical Survey: Recombination Survey Lot 16, Williams Farm - Section I-B", dated 03/31/08, prepared by Parker & Associates, Inc. (the "Physical Survey"), the following encroachments within setback lines and easements shown on the recorded subdivision maps of the Lot are shown: (1) approximately 1 foot triangular encroachment of the northeastern corner of the dwelling and portion of the drive through canopy encroach the 50 foot minimum building setback line; (2) a portion of the concrete driveway at the southeastern corner of the dwelling encroaches a thirty (30) foot wide easement and (3) the 2 foot by 2 foot brick columns along the northern line of the Lot encroach the right of way of Royal Bluff Road and minimum building line (the "Approved Encroachments"); and

WHEREAS, in paragraph/section 6 of the Covenants, the Committee is required to approve any change in appearance of any building, wall, fence or other structure or improvements; and

WHEREAS, in paragraph/section 12 of the Covenants, entitled "Variances", the Association is given the authority to allow reasonable variances and adjustments of the restrictions set forth in the Declaration; and

WHEREAS, the Owner has requested, and the Association and Committee have agreed, to a variance and approval of the location of the Approved Encroachments as shown on the Physical Survey.

NOW, THEREFORE, in consideration of the premises and in accordance with the Covenants, the Committee and Association hereby approve the location of the dwelling on the Lot as actually constructed and the Approved Encroachments shown on the Physical Survey and grant a variance based upon the Association's determination that the constructed improvements are within the general development scheme of, and the nonconformity of any constructed improvements within the Approved Encroachments is not materially detrimental or injurious to other property or improvements within, the Williams Farm subdivision.

PROVIDED, HOWEVER, it is understood and agreed that the following encroachments, as shown on the Physical Survey, are not approved and this variance does not apply to (1) the 2 foot by 2 foot brick columns along the eastern line of the Lot encroaching upon the adjacent 70 foot wide proposed future right of way and minimum building line, or (2) a portion of concrete flume, approximately 14.21 feet in length and 3.42 feet in width, encroaching upon the adjacent 70 foot wide proposed future right of way.

THIS VARIANCE AND APPROVAL shall be binding upon the owners of lots within the Subdivision, their heirs, successors and assigns and inure to the benefit of the Owner, their heirs and assigns and shall be deemed a negative easement for the Owner, appurtenant to the Lot and run with the land.

IN WITNESS WHEREOF, the Committee and Association have caused this instrument to be executed by their respective duly authorized representative or officer, the day and year first above written.

WILLIAMS FARM COMMUNITY SERVICES ASSOCIATION, INC., a North Carolina non-profit corporation,

By:

Jerry S. Stevenson

Vice-President

WILLIAMS FARM ARCHITECTURAL CONTROL COMMITTEE

₽ў: ;

Jerry S. Stevenson

Authorized Committee Member

#### STATE OF NORTH CAROLINA COUNTY OF ONSLOW

The undersigned, a Notary Public in and for the aforesaid County and State, does hereby certify that Jerry S. Stevenson, personally came before me this day, and having provided satisfactory proof of his/her identity, acknowledged that \_\_\_he is Vice-President of WILLIAMS FARM COMMUNITY SERVICES ASSOCIATION, INC., a North Carolina non-profit corporation, and that by authority duly given by its board of directors, the foregoing instrument was signed in its name by him/her as its Vice-President as the act and deed of said corporation for the purposes set forth therein and in the capacity indicated.

Witness my hand and official stamp or seal, this \_

lotary Public

My Commission Expires:

STATE OF NORTH CAROLINA COUNTY OF ONSLOW

The undersigned, a Notary Public in and for the aforesaid County and State, does hereby certify that Jerry S. Stevenson, personally came before me this day, and having provided satisfactory proof of his/her identity, acknowledged that \_\_\_he is a Committee Member off WILLIAMS FARM ARCHITECTURAL CONTROL COMMITTEE, a committee appointed by the Association, and that by authority duly given, the foregoing instrument was signed in its name by him/her as it's a Committee Member as the act and deed of said Committee for the purposes set forth therein and in the capacity indicated.

Witness my hand and official stamp or seal, this \_\_\_\_\_\_ day of April, 2008.

Jotary Public

My Commission Expires: