



Brunswick County, NC Register  
 03-03-2011 15:33:37.000  
 PROP  
 page 1 of 3

B3141 P0510  
 Brenda M. Clemmons  
 of Deeds

Grantor Donald Ret: 15  
 Total 20 Int. 0  
 Ck \$ \_\_\_\_\_ Cash \$ 20  
 Refund: \_\_\_\_\_ Finance \_\_\_\_\_  
 Portions of instrument are filed due to condition of original  
 Document contains seals verified by original instrument that cannot be reproduced or copied.

**AMENDED AND SUPPLEMENTAL  
 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
 FOR LAKES OF LOCKWOOD**

THIS AMENDMENT ("Amendment"), made and entered into this the \_\_\_th. Day of \_\_\_\_\_, 2011 with the authorization of sixty-seven percent of the owners of lots with voting rights by the LAKES OF LOCKWOOD PROPERTY OWNERS ASSOCIATION, INC, a North Carolina non profit corporation (hereinafter referred to as "LAKES OF LOCKWOOD, INC." and/or "Association").

**Witnesseth:**

WHEREAS, on or about July 25, 2002, Lakes of Lockwood, Inc. ("The Developer"), a North Carolina Corporation, executed its "Declaration of Covenants, Conditions, Restrictions and Easements of Lakes of Lockwood", (the "Declaration"); and

WHEREAS, by and through the execution and recording of the Declaration in Deed Book 1610 at page 141 of the Brunswick County Registry, the Developer has placed those certain Covenants, Conditions, and Restrictions embodied in the Declaration on the real property described therein; and

WHEREAS, Article IX, Section 3 and Section 10 of the Declaration provides in part, that the Covenants, Conditions, Reservations and Restrictions contained therein may be amended in any way by instrument in writing signed by not less than sixty-seven percent (2/3) of the then lot owners; provided, however, any such change shall apply to all lots equally or shall be less restrictive than the Declaration if the amended provisions apply to less than all of the lots; and

WHEREAS, the Original Covenants have been amended from time to time by instruments duly recorded in Deed Book 1656 at Page 616, Deed Book 1690 at Page 660, Deed Book 1777 at Page 873, Deed Book 2016 at Page 242, Deed Book 2850 at Page 476, Deed Book 2839 at Page 1234, Deed Book 3042 at Page 706 and Deed Book 3072 at Page 933 of the Brunswick County Registry, North Carolina;

WHEREAS, the property subject to the Covenants has been divided into 125 residential lots (collectively the "Lots" and singularly a "Lot"; and



WHEREAS, after notice was duly given to all lot owners by the Association, sixty-seven percent of the lot owners have consented to and executed written consents authorizing the amendment to the Declaration set forth herein, which written consent appear in are part of the records of the association; and

WHEREAS, the amendment to the Declaration set forth herein apply to all of the lot owners equally; and

WHEREAS, the Association, pursuant to the provisions of the Declaration and with the consent of sixty-seven percent of the lot owners, does hereby amend and modify the Declaration as follows:

Article V, Section 3, Covenant for Maintenance Assessments of the Declaration of Covenants, Conditions, Restrictions and Easements of Lakes of Lockwood recorded in Deed Book 1610, Page 141 of the Brunswick County Registry, North Carolina is amended as follows.

Section 3. " A buyer/purchaser of property in Lakes of Lockwood shall pay a one-time entry fee into the Lakes of Lockwood POA. This fee shall be in the amount of the current years POA dues. This amount is payable on day of settlement. This fee is for the sole use of supporting the Lakes of Lockwood infrastructure."

IN WITNESS WHEREOF, the Declaration has executed this Amended Declaration this 3 th. day of March, 2011.

LAKES OF LOCKWOOD, INC.

  
President

**STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK**

I certify that Donald Kuhn personally appeared before me this day and acknowledged that he/she is the PRESIDENT of LAKES OF LOCKWOOD, INC., and by that authority duly give and as the act of such entity, he/she signed the Amended Declaration in its name on its behalf as its act and deed.

(Please indicate, by marking one of the following, the manner of identification of the principal:



( ) I have personal knowledge of the identity of the President.

(X) I have seen satisfactory evidence of the President's identity, by current State or Federal identification with the principal's photograph in the form of a NCID

( ) A credible witness has sworn to the identity of the President.

Acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

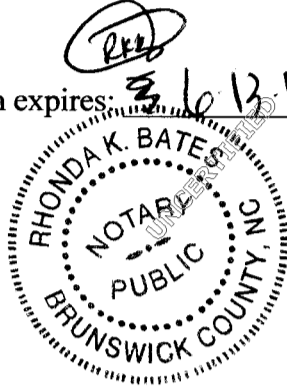
Date: 3-3-11

Rhonda K Bates  
Official Signature of Notary

My commission expires: 3.6.13.14

Rhonda K Bates  
Notary's printed or typed name

(Official Seal)



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