

BOOK PAGE

1285 0966

RECORDED AND VERIFIED
REBECCA P. TUCKER
REGISTER OF DEEDS
NEW HANOVER CO. NC

APR 24 11 46 AM '85

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

:
: DECLARATION OF COVENANTS,
: CONDITIONS AND RESTRICTIONS
: ECHO GREENS TOWNHOUSES
: SECTION I

THIS DECLARATION, Made this 18th day of April, 1985 by ECHO GREENS, INC., a North Carolina corporation, hereinafter referred to as "DECLARANT".

WITNESSETH:

WHEREAS, the DECLARANT is the fee simple owner of a certain tract of real property located in the City of Wilmington, New Hanover County, North Carolina, said tract being more particularly described as all of Section I, Echo Greens Townhouses as the same is shown on a map thereof recorded in Map Book 25 at Page 16, of the New Hanover County Registry; and,

WHEREAS, the DECLARANT desires to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of the property described above for the purpose of protecting the value and desirability of the property, said restrictions, covenants and conditions to run with the property and to be binding on all parties having any right, title or interest in said property or any parcel thereof, their heirs, successors and assigns for the benefit of both DECLARANT and all owners thereof.

NOW, THEREFORE, with respect to the property described above and for the purposes stated above, DECLARANT does hereby declare that all said property shall henceforth be held, sold and conveyed subject to the following covenants, conditions and restrictions:

ARTICLE I

DEFINITIONS

For the purpose of this instrument, the following definitions shall apply:

1. DECLARANT - ECHO GREENS, INC., a North Carolina corporation, with its principal place of business being in New Hanover County and the State of North Carolina and/or its successors in interest.

RETURNED TO

David L. [unclear]
7-2-85

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2. ASSOCIATION - The Echo Greens Homeowner's Association, a non-profit corporation organized pursuant to the laws of the State of North Carolina with its principal office being located in the County of New Hanover and the State of North Carolina and/or its successors in interest.

3. PROPERTY - All that real property described above, and such additions as may hereafter be brought within the jurisdiction of the Association.

4. LOT - Any one of those parcels of real property subdivided from the property and designated by numbers 1 through 28 upon the map of Section I, Echo Greens Townhouses recorded in Map Book 25, at Page 16, of the New Hanover County Registry, reference to which is hereby made for a more complete description, together with the structure or dwelling constructed thereon which may be referred to as "Townhouse", "Townhouse Unit" or "Unit".

5. OWNER - Any one of those individuals or entities who hereafter are conveyed and/or hold fee simple title to any lot excluding, however, the DECLARANT, a mortgage holder, or any other person or entity acquiring title merely as security for the performance of an obligation.

6. COMMON AREAS - All of the real property shown upon the map of Section I, Echo Greens Townhouse recorded in Map Book 25, at Page 16, of the New Hanover County Registry which is designated as common area and all of the improvements not located on a lot including, but not limited, all drainage and sewer pipes and other such facilities located upon or under the common areas, all utility installments, fixtures and facilities of whatever nature, including, but not limited to, such facilities, fixtures and installations for electricity, lighting and water located upon, under, above or for the benefit of the common areas, and all other apparatus, equipment and installations existing upon, beneath, above or for the benefit of the common elements, of whatever nature or kind, and all roads, driveways and/or parking areas.

7. LIMITED COMMON AREAS AND FACILITIES - Those areas, if any, designated as Limited Common Areas on the aforementioned plat which are reserved for the use of a certain lot or lots to the exclusion of other lots.

8. DEVELOPMENT - The entire planned residential development to be known as "ECHO GREENS TOWNHOUSES" which shall consist of all of the property including lots and common elements and improvements to the common elements and other contiguous property which may hereafter be subjected to this Declaration.

ARTICLE II

ASSOCIATION

1. PURPOSE - The Echo Greens Homeowner's Association shall be a non-profit corporation, the purpose of said association being to establish a private homeowner's association for the owners of the lots and townhouses in the residential development known as "ECHO GREENS TOWNHOUSES" and to provide the essential services necessary to preserve, protect, maintain and care for said development and to regulate the use of the property for the mutual benefit of all owners of lots and townhouses therein, all as outlined herein below and more particularly described in the By-Laws of the Association.

2. MEMBERSHIP - There shall be one membership in the Association for each lot and no others. Each membership shall be appurtenant to the ownership of a lot and townhouse in the development and may not be severed or transferred separate and apart from the transfer of the lot and townhouse to which it is appurtenant. For the purposes of this Article, the DECLARANT shall be deemed an owner so long as it owns any lots or townhouses in the development.

3. OWNERSHIP - The Association shall be conveyed by the DECLARANT and shall own in fee all of the common areas of the property and all of the improvements thereon.

4. MANAGEMENT AND CONTROL - Subject to the provisions of Article III of this Declaration, the affairs of the Association shall be

governed, managed and controlled by the Board of Directors, elected by the membership as provided in the Association's By-Laws, the terms and provisions of which are incorporated herein as if fully set forth.

5. POWERS, PRIVILEGES, RIGHTS AND OBLIGATIONS - The Association, in order to fulfill the purposes for which it has been formed, shall have and possess and shall perform and exercise the following powers, privileges, rights and duties:

a. RULEMAKING - The Association shall, from time to time, make and amend, pursuant to the provisions of its By-Laws, reasonable rules and regulations governing the owners' use and enjoyment of their townhouses, lots, the common areas and the improvements thereon;

b. MAINTENANCE - The Association shall be responsible for the upkeep, maintenance, protection, preservation, repairs, reconstruction and/or replacement of (i) the Common Areas, (ii) all improvements and any additions to the Common Areas, (iii) the roofs of the townhouses, and (iv) the exterior and appointments to the townhouses, such improvements to include but not limited to the painting, repairing, replacing and care of roofs, gutters, downspouts, exterior building surfaces, decks, trees, shrubs, grass, walks and other exterior improvements. Such exterior maintenance shall not include glass surfaces. In the event that any of the above is necessitated by the willful act or active or passive negligence of any owner, his family, guests, invitees, or tenants, then the cost of the same shall legally be the personal obligation of said owner and if not paid to the Association upon demand, may be added to the annual assessment levied against said owner's lot and townhouse, as said assessment is defined below;

c. INSURANCE - The Association shall obtain and maintain, to the extent obtainable, the following:

(1) Fire insurance with extended coverage, vandalism and malicious mischief endorsements, insuring all improvements upon the common areas and all lots (including the bathroom and kitchen fixtures initially installed therein by the DECLARANT, but not including furniture,

furnishings, or other personal property supplied or installed by owners or tenants of owners) and covering the interest of the Association, the Board of Directors and all owners and their mortgagees or beneficiaries under deeds of trust, as their respective interest may appear;

(2) Public liability insurance in such limits as the Board of Directors of the Association may, from time to time, determine necessary covering each member of the Board of Directors, each officer of the Association, the Association and each owner of a lot, such public liability insurance to also cover cross liability claims of one insured against another;

(3) Such other insurance as the Board of Directors may determine is necessary for the protection of the development, the Association, its directors, officers and members;

(4) The owners of lots shall not be prohibited from carrying other insurance for their own benefit provided that such policy shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Association shall not be affected or diminished by reason of any such additional insurance obtained by any owner of a townhouse and lot in the development.

5. All insurance policy premiums on the property for the benefit of the Association purchased by the Board of Directors or its designee and any deductibles payable by the Association upon loss shall be a common expense and the Association shall levy against the owners an additional annual assessment or include within the normal annual assessment an amount sufficient to pay the annual cost of insurance premiums.

6. All insurance policies purchased pursuant to these provisions shall provide that all proceeds thereof shall be payable to the Board as insurance trustee or to such attorney-at-law or institution with trust powers as may be approved by the Board. Proceeds of the insurance policies shall be distributed to or for the benefit of the beneficial owners in the following manner: (1) First to all reasonable expenses of

the insurance Trustee; (ii) The remaining proceeds shall be used to defray the cost of repairs for the damage or reconstruction for which proceeds are paid; (iii) Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, including lienholders of record, or retained by the Association for such common expenses or purposes as the Board shall determine.

d. MISCELLANEOUS - The Association shall have, in addition to all of the above, any and all powers, privileges, rights and duties as set forth in its By-Laws and the general laws of the State of North Carolina pertaining to non-profit corporations, and any and all incidental or necessary powers, privileges, rights and duties necessary to fulfill the purposes for which the Association has been formed and to provide for the mutual needs of the owners of the townhouses and lots within the development to insure the protection of the value and desirability of all of the property and improvements thereon of the development.

ARTICLE III

ASSESSMENTS

1. OBLIGATION FOR ASSESSMENTS - The DECLARANT hereby covenants and each owner of any lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessments or charges and special assessments for capital improvements as hereinafter provided. Such assessments, together with interest, cost and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made. Each such assessment together with interest, cost and reasonable attorney's fees shall also be a personal obligation of the person who is the owner of such property at the time when the assessment fell due. Personal obligation for delinquent assessments shall not pass to said owner's successors in title unless expressly assumed by them.

2. PURPOSE OF ASSESSMENTS - The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the property and for the improvements and maintenance of the common area and of the townhouses situated upon the properties.

3. BUDGET - The Board of Directors shall be responsible for annually preparing a budget for the Association determining therein the projected annual cost to the Association for performing all of its duties. Once said budget has been approved by the membership of the Association as outlined in its By-Laws, the Association shall thereafter fix assessments at a uniform rate for all lots within the development, said assessments to be paid monthly, quarterly or annually, at the discretion of the Board.

4. ASSESSMENTS FOR CAPITAL IMPROVEMENTS - In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to the year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the common area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds of the votes of the members of the Association who are voting in person or by proxy at a meeting duly called for this purpose.

5. COMMENCEMENT OF ASSESSMENTS - The annual assessments provided for herein shall commence as to all lots on the first day of the month following the conveyance of the common area to the Association by the DECLARANT, except that annual assessments shall not commence for any lot until a certificate of occupancy has been issued for such lot. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty days in advance of each annual assessment. Written notice of the annual assessment shall be sent to every owner subject thereto. The due date

shall be established by the Board of Directors and the Board of Directors shall have the authority to require the assessment to be paid in prorata monthly installments. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specific lot have been paid.

6. EFFECT OF NONPAYMENT - Any assessment not paid within thirty days after the due date shall bear interest from the due date at the rate twelve per cent per annum. The Association may, at its option, bring an action against the owner personally obligated to pay the assessment or may foreclose the lien provided herein against the lot by way of judicial foreclosure as provided by the laws of the State of North Carolina for judicial foreclosure of mortgages and deeds of trust.

7. SUBORDINATION TO MORTGAGES - The lien for unpaid assessments provided for herein shall be subordinated to the lien of any first mortgage or first deed of trust against any lot.

8. WORKING CAPITAL RESERVE - At the time title is conveyed to an owner, each owner shall contribute to the Association, as a working capital reserve, an amount equal to two months estimated assessments. Such funds shall be used solely for initial operating and capital expenses of the Association, such as prepaid insurance, supplies for the Association and upkeep of the common areas and facilities. Amounts paid in to the working capital fund are not to be considered an advance payment of regular assessments. Any working capital funds remaining at the end of the first full year of operation shall be transferred to and become part of the general funds of the Association, in the discretion of the Board of Directors.

ARTICLE IV

OWNERS

Every owner of fee simple title to a lot and townhouse within the development shall be deemed to own, possess and have accepted the following:

a. Membership in the Association, appurtenant to his lot and townhouse;

b. An easement of enjoyment, equal to that of all other owners, in and to the common areas, subject to the following:

(1) The right of the Association to suspend the voting rights and the right to use any of the common areas by any owner for any period during which any assessment against his lot remains unpaid;

(2) The right of the Association to dedicate or transfer all or any part of the common areas to any public agency, authority, or utility for such purposes and subject to such conditions as the Association may determine, acting by and pursuant to the provisions of its duly enacted By-Laws;

(3) The right of the Association to enact reasonable rules and regulations governing the use and enjoyment of the common areas and the improvements thereto;

(4) The right of any owner to delegate, in accordance with the By-Laws of the Association, a right of enjoyment to the common areas and their facilities to members of his family, his tenants or to contract purchasers who reside on the property.

c. The duty of complying with and abiding by all of the provisions of these Articles, the By-Laws of the Association and the rules and regulations of the Association.

ARTICLE V

DECLARANT

In addition to all other rights, powers and privileges reserved herein to the DECLARANT, the DECLARANT further reserves the following rights:

a. The right and power to appoint or designate the members of the Board of Directors of the Association until the first of the following occurs:

(1) The date on which 100% of the lots within the development have been sold by the DECLARANT and paid for; or

(2) December 31, 1985.

Until said date occurs, the DECLARANT, acting by and through its appointees or designees, shall have absolute control of the Association and its affairs, and no action taken by the membership of the Association pursuant to this Declaration or the By-Laws of the Association shall have any effect whatsoever without the prior written approval of the DECLARANT, acting by and through its appointees or designees. Upon either of the above referenced dates, the president of the Association shall follow the procedures outlined in the By-Laws of the Association for the transition of control of the Association from DECLARANT to the membership of the Association.

b. The right to change, alter, or redesignate the allotted, planned, platted or recorded use or designation of any of the property (so long as the DECLARANT retains title to said property) including, but not limited, the right to change, alter, or redesignate roads, utility and drainage facilities and easements, and to change, alter or redesignate such other present proposed amenities or facilities as may, in its sole judgment and discretion of the DECLARANT, be necessary or desirable.

c. A perpetual, alienable and releasable easement and right of way, over and under the ground, to erect, maintain, and use electric and telephone poles, wires, cables, conduits, sewers, water mains and other suitable equipment for the conveyance and use of electricity, telephone, television and cable facilities, gas, sewer, water or other public conveniences or utilities on, in or over any of the property. These easements and rights expressly include the right to cut any trees, bushes or other shrubbery, make any gradings of the soil, or to take any other similar actions reasonably necessary in the opinion of the DECLARANT to provide economical and safe utility installations.

d. The right to subject the property to contracts with electric, telephone, cable, television and other utilities for the installation of under ground cables, wires, pipes or other necessary conduits for utilities.

ARTICLE VINATURE OF OWNERSHIP

Each of the lots shall be improved by the DECLARANT by the construction thereon of a townhouse, each townhouse being a separate and independent dwelling, except that it shall share and enjoy a common roof and party wall which shall extend down and along the dividing line between the lots, with one inch of continual air space existing from roof to slab between the interfacing outer fire walls of each townhouse. The common areas with the improvements constructed thereon by the DECLARANT, shall be conveyed to and owned by the Association. The development shall be a private residential community and all property, and all improvements thereon, shall be private property and nothing in these Articles, or in the recording of any map or deed pursuant hereto, shall dedicate (or be deemed to dedicate) to public use, any of the property, or the improvements thereon unless done by action of the DECLARANT or by action of the Board of Directors as provided in the By-Laws.

ARTICLE VIIEASEMENTS

1. EASEMENT FOR EXTERIOR MAINTENANCE - The Association, acting through its duly appointed agents, shall have the right to unobstructed access at all reasonable times to all properties as may be reasonably necessary to perform the exterior maintenance called for herein.

2. EASEMENT FOR ENCROACHMENTS - Easements are reserved over those portions of the common area, limited common areas, and facilities that may be necessary or required to accommodate overhanging eaves or other cantilevered construction which may encroach upon the common areas or limited common areas or the air and light space above such common areas. In addition, each lot and the property included in the common area shall be subject to an easement for encroachments created by construction, settling and overhangs for all buildings constructed by the DECLARANT. A valid easement for said encroachments and for the

maintenance of the same, so long as such encroachments stand, shall and does exist. In the event any structure containing two or more townhouses partially or totally destroyed and then rebuilt, the owners of the townhouses so affected agree that minor encroachments of parts of the adjacent townhouse units or common areas due to construction shall be permitted and that a valid easement for said encroachments and the maintenance thereof shall exist.

3. EASEMENTS FOR INGRESS AND EGRESS - Ingress and egress is reserved for pedestrian traffic over, through and across sidewalks, paths, walks and lanes as the same from time to time may exist upon the common areas and facilities, and for vehicular traffic over, through and across all streets, as from time to time may be paved and intended for such purposes for all lot owners in the development, their guests, family, invitees and lessees, the Association, DECLARANT, and its successors and assigns. The DECLARANT hereby reserves an lienable easements over all streets and common areas as necessary to provide access for future development by the DECLARANT, its successors and assigns of any properties adjoining the project.

4. EASEMENTS RUNNING WITH THE LAND - All easements and rights described herein are easements appurtenant, running with the land, and shall inure to the benefit of and be binding upon the DECLARANT, its successors and assigns, and any owner, purchaser, mortgagee and other person having an interest in said land, or in any part or portion thereof, regardless of whether or not reference to said easement is made and the respective deeds of conveyance, or in any mortgage or deed of trust or other evidence of obligation, to the easements and rights described in this Declaration.

ARTICLE VIII

PARTY WALLS

1. GENERAL RULES - Each wall which is built as a part of the original construction of the house upon the property and placed on the dividing line between the lots shall constitute a party wall and, to the

extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

2. REPAIR AND MAINTENANCE - The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use.

3. DESTRUCTION BY FIRE OR OTHER CASUALTY - If a party wall is destroyed or damaged by fire or other casualty, any owner who has used the wall may restore it, and if the other owners make use of the wall, they shall contribute to the cost of restoration thereof in proportion to use such without prejudice, however, to the rights of any such owners to call for a larger contribution from the others under any rule of law regarding liability for negligence or willful acts or omissions.

4. NEGLIGENCE OR DAMAGE BY OWNER - Notwithstanding any other provisions of this Article, an owner who, by his negligence or willful act, causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

5. RIGHT TO CONTRIBUTION - The right of any owner to contribution from any other owner under this Article shall be appurtenant to the land and shall pass to such owners successors in title.

6. ARBITRATION - In the event any dispute arises concerning a party wall or under the provisions of this Article, the dispute shall be settled by arbitration in accordance with the Uniform Arbitration Act as enacted by the State of North Carolina.

ARTICLE IX

USE RESTRICTIONS

1. LAND USE - All lots shall be used for residential purposes except that so long as the DECLARANT shall retain ownership of any lots, it may utilize any such lots for sales or rental offices, models or other usage for the purpose of selling or renting lots within said project. The DECLARANT may assign this limited commercial usage right to any other person or entities as it may choose, provided, however,

that when all lots have been sold, this right of commercial usage by the DECLARANT, its successors and assigns shall immediately cease.

2. NUISANCES - No noxious or offensive activity shall be carried upon any lot nor shall any thing be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

3. JUNK VEHICLES - No inoperable vehicle or vehicle without current registration and insurance will be permitted on the premises. The Association shall have the right to have all such vehicles towed away and stored at the owner's expense.

4. TEMPORARY STRUCTURES - No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

5. ANIMALS - No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes and provided further that they are not allowed to run free and are at all times properly leashed and personally escorted; and subject to such further regulation as may be adopted by the Association.

6. OUTSIDE ANTENNAS - No outside antennas, radio or television antennas shall be erected on any lot or dwelling unit within the properties unless and until permission for the same has been granted by the Board of Directors of the Association.

7. RECREATIONAL VEHICLES - No boat, motor boat, camper, trailer, motor or mobile homes, or similar type vehicles shall be permitted to remain on any lot or in parking spaces at any time unless by consent of the Association.

ARTICLE X

DEVELOPMENT IN PHASES

The DECLARANT intends to develop the property contiguous to the property described herein in phases. Each additional phase shall be

subject to the terms and conditions of this Declaration upon the recordation of a plat showing additional lots and the recordation of a document executed by the DECLARANT evidencing its intention that the new phase shall be subject to this Declaration. The development of additional tracts shall be in accordance with the same general scheme of development as Section I, as shown on the map of Section 1, Echo Greens Townhouses.

ARTICLE XI

GENERAL PROVISIONS

1. ENFORCEMENT - The Association, the DECLARANT, or any owner, shall have the right to enforce, by any proceeding, at law or in equity, all of the conditions, covenants and restrictions of these Articles and any and all liens hereinafter imposed pursuant to the provisions of these Articles. Failure by the Association, the DECLARANT or any owner to enforce any of the above shall in no event be deemed a waiver of the right to do so thereafter. In addition to the foregoing, the DECLARANT shall have the right, whenever there shall have been built on any lot any structure which is in violation of these Articles, the By-Laws or the Rules and Regulations of the Association, to enter upon said lot where such violations exist, and summarily abate or remove the same at the expense of the owner, if, after 30 days written notice of such violation, it shall have not been corrected by the owner, and any such entry and abatement or removal shall not be deemed trespass.

2. INVALIDATION - The invalidation of any one or more of these covenants, conditions or restrictions contained in these Articles by any Court, agency or legislature shall in no way affect any of the other covenants, conditions or restrictions contained in these Articles, and they shall remain in full force and effect notwithstanding such invalidation.

3. DURATION AND AMENDMENT - All covenants, conditions or restrictions set forth within these Articles shall run with the property, and all portions thereof, and shall be binding upon all parties having any right, title or interest in the property, or any portion thereof,

their personal representatives, heirs, devisees, successors and assigns, and shall inure to the benefit of the same, for a period of 20 years, commencing with the date these Articles are recorded in the New Hanover County Registry. After such term, these Articles shall be automatically extended for successive periods of 10 years unless 60% of the then owners agree to revoke or amend the same and do so by an instrument signed by 60% of the then owners and recorded in the New Hanover County Registry. In like manner, these Articles may be amended during the first 20 years by an instrument signed by not less than 75% of the owners and recorded in the New Hanover County Registry. As used in this paragraph, the word "owner" includes the DECLARANT as well as the owners of the lots and townhouses, but not those having an interest in any of the property for the purpose of securing the performance of any obligation.

4. GENDER - The use of the masculine gender in these Articles shall be deemed to include the feminine gender and the neuter gender and the use of the singular shall be deemed to include plural whenever the context so requires.

5. CAPTIONS - The captions herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of these Articles or the intent of any provision hereof.

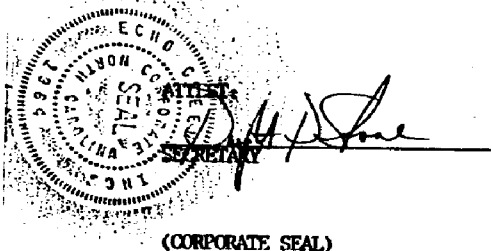
6. INCORPORATION - All of the powers, duties, privileges, obligations and rights of the Association, its Board of Directors, its officers, its members, the DECLARANT and all others who may hereafter own, hold or have any right, title or interest in or to the property or any portion thereof all as set forth the duly enacted By-Laws and Rules and Regulations and all duly adopted amendments, modifications and repeals thereof, of the Association are incorporated by reference and made a part hereof as if fully stated herein.

1285 0982

IN WITNESS WHEREOF, ECHO GREENS, INC., has caused this instrument to be signed by its President, attested and sealed by its Secretary, all the day and year first above written.

ECHO GREENS, INC.

BY: Thomas L. White
THOMAS L. WHITE, PRESIDENT



STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Catherine Skipper Sloop, a Notary Public in and for the above named State and County, hereby certify that Dwight A. Stone, Secretary of ECHO GREENS, INC., and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by ⁱⁿ herself as its Secretary.

Witness my hand and notarial seal, this 18th day of April, 1985.

Catherine Skipper Sloop
NOTARY PUBLIC

My Commission expires:

Sept 14, 1987



STATE OF NORTH CAROLINA

New Hanover County

The Foregoing Certificate of

Catherine Skipper Sloop
A. Notary Public

is certified to be correct.

This the 21 day of April 1985

Rebecca P. Tucker, Register of Deeds

By: Rebecca P. Tucker, Deputy

1285 0983

JOINDER OF THE TRUSTEE AND BENEFICIARY

ALFRED H. ISELEY, JR., AS TRUSTEE, AND WACHOVIA MORTGAGE COMPANY, a NORTH CAROLINA CORPORATION join in the execution of this Declaration of Covenants, Conditions and Restrictions for the sole purpose of subjecting, submitting and subordinating any and all right, title and interest in the property described in said Declaration, that they have, or either of them has, by virtue of those deeds of trust recorded in Book 1270, at Page 419, of the New Hanover County Registry and Book 1272, at Page 2098, of the New Hanover County Registry.

IN WITNESS WHEREOF, the Trustee has signed his name and affixed his seal, and Wachovia Mortgage Company has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be affixed hereto by authority of its Board of Directors, this the 3RD day of APRIL, 1985.

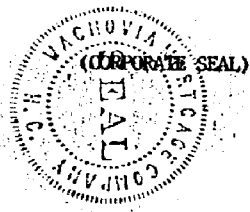
Alfred H. Iseley, Jr. (SEAL)
ALFRED H. ISELEY, JR., TRUSTEE

WACHOVIA MORTGAGE COMPANY

BY: B. A. A. A.
Vice President

ATTEST:

Robert P. Brown
Assistant Secretary



1285 0984

STATE OF NORTH CAROLINA

:

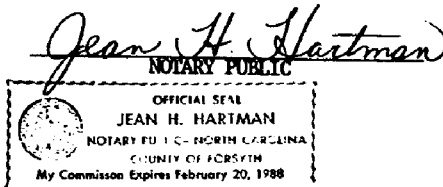
COUNTY OF FORSYTH

:

I, Jean Hartman, a Notary Public in and for the State of North Carolina, County of Forsyth, hereby certify that ALFRED H. ISELEY, JR., TRUSTEE personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument.

Witness my hand and notarial seal, this 3rd day of April, 1985.

My Commission expires:

February 20, 1988

STATE OF NORTH CAROLINA

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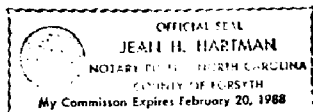
COUNTY OF FORSYTH

:

I, Jean Hartman, a Notary Public in and for the above named State and County, hereby certify that Deborah P. Norman personally appeared before me this day and acknowledged that ~~he~~/she is Assistant Secretary of WACHOVIA MORTGAGE COMPANY, a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by himself/herself as its Assistant Secretary.

Witness my hand and notarial seal, this 3rd day of April, 1985.

My Commission expires:

February 20, 1988

STATE OF NORTH CAROLINA
New Hanover County
The Foregoing Certificate of

Jean H. Hartman
A Notary Public
is certified to be correct.

This the 24 day of April 1985

Rebecca P. Tucker, Register of Deeds

By Rebecca P. Tucker

1285 0985

BY-LAWS OF
ECHO GREENS HOMEOWNER'S ASSOCIATION
A NON-PROFIT NORTH CAROLINA CORPORATION

ARTICLE I

GENERAL

Section 1. THE NAME: The name of the corporation shall be ECHO GREENS HOMEOWNER'S ASSOCIATION.

Section 2. THE PRINCIPAL OFFICE: The principal office of the corporation shall be Post Office Box 83, Pinehurst, North Carolina, 28374 or at such other place as may be subsequently designated by the Board of Directors.

ARTICLE II

MEETINGS OF MEMBERSHIP

Section 1. PLACE: All meetings of the corporate membership shall be held at the office of the corporation or at such place as may be stated in the notice.

Section 2. ANNUAL MEETING:

A. The first annual meeting of members shall be held at Echo Farms Golf & Country Club, Echo Farms Boulevard, Wilmington, North Carolina, within one year after May 1, 1985. Subsequent regular annual meetings shall be held on the same date of each year thereafter, if not a legal holiday, and if a legal holiday, then on the next secular day following unless otherwise determined by the Board.

B. All annual meetings shall be held at such hour as is determined by the Board.

C. At the annual meetings, the members shall elect the new members of the Board of Directors and transact such other business as may properly come before the meeting.

D. Written notice of the annual meeting shall be delivered or mailed to each member entitled to vote thereat at such address as appears on the books of the corporation, at least ten (10) days prior to the meeting.

Section 3. MEMBERSHIP LIST: At least ten (10) days before every election of Directors, a complete list of members entitled to vote at said election, arranged numerically by lot numbers, with resident of each, shall be prepared by the Secretary. Such list shall be produced and kept for said ten (10) days and throughout the election at the office of the corporation, and shall be open to examination by any member throughout such time.

Section 4. SPECIAL MEETINGS:

A. Special meetings of the members, for any purpose or purposes unless otherwise prescribed by statute or by the Certificate of Incorporation, may be called by the Board or at the request, in writing, of one-third of the members. Such request shall state the purpose or purposes of the proposed meeting.

B. Written notice of a Special Meeting of members, stating the time, place and object thereof, shall be served upon or mailed to each

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member entitled to vote thereat, at such address as appears on the books of the corporation, at least five days before such meeting.

C. Business transacted at all special meetings shall be confined to the objects stated in the notice thereof, unless ninety (90%) per cent of the members are present at such meeting in person or by proxy consent to the transaction of business not stated in the notice.

Section 5. QUORUM: Over fifty (50%) per cent of the total number of members of the corporation, present in person or represented by written proxy, shall be requisite to and shall constitute a quorum at all meetings of the members for the transaction of business, except as otherwise provided by statute, by the Certificate of Incorporation or by these By-Laws. If, however, such quorum shall not be present or represented at any meeting of the members, the members entitled to vote thereat, present in person or represented by written proxy, shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or present or represented, any business may be transacted which might have been transacted at the meeting originally called.

Section 6. VOTE REQUIRED TO TRANSACT BUSINESS: When a quorum is present at any meeting, a majority of the votes cast, in person or represented by written proxy filed with the Secretary in advance of the meeting, shall decide any question brought before the meeting, unless the question is one upon which, by express provision of the statutes, the Declaration of Covenants or these By-Laws, a different vote is required, in which case such express provision shall govern and control the decision of such question. There shall be no cumulative voting.

Section 7. RIGHT TO VOTE: Each owner shall be entitled to one (1) vote. At any meeting of the members, every member having the right to vote shall be entitled to vote in person or by proxy. Such proxy shall only be valid for such meeting or subsequent adjourned meetings thereof. If more than one (1) person or entity own a unit, they shall file a certificate with the Secretary naming the person authorized to cast votes for said unit. If same is not on file, the vote of any co-owner present who is acceptable to other co-owners present shall be accepted as the vote of all co-owners. Any legal entity which is an owner shall have the right to membership in the Corporation.

Section 8. WAIVER AND CONSENT: Whenever the vote of members at a meeting is required or permitted by any provision of the statutes, the Declaration of Covenants, or these By-Laws to be taken in connection with any action of the corporation, the meeting and vote of members may be dispensed with if all members who would have been entitled to vote upon the action of such meeting if such meeting were held shall consent in writing to such action being taken.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. NUMBER AND TERM: The number of directors which shall constitute the whole Board of Directors (the "Board") shall be three (3). Until succeeded by directors elected at the first annual meeting of members, directors need not be members; thereafter, all directors shall be members. Within the limits above specified, the number of directors shall be determined by the members at the annual meeting. The directors shall be elected to serve for the term of one (1) year, or until his successor shall be elected and shall qualify.

Section 2. VACANCY AND REPLACEMENT: If the office of any director becomes vacant by reason of death, resignation, retirement,

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disqualification, removal from office or otherwise, a majority of the remaining directors, though less than a quorum, at a special meeting of directors duly called for this purpose, shall choose a successor or successors, who shall hold office for the unexpired term in respect to which such vacancy occurred.

Section 3. REMOVAL: Directors may be removed by affirmative vote of a majority of the total membership. No director shall continue to serve on the Board if, during his term of office, his membership in the corporation shall be terminated for any reason whatsoever.

Section 4. POWERS: The property and business of the corporation shall be managed by the Board, which may exercise all corporate powers not specifically prohibited by statute, the Certificate of Incorporation, or the Declaration to which these By-Laws are attached. The powers of the Board shall specifically include, but not be limited to, the following:

- A. To make and collect regular and special assessments and establish the time within which payment of same are due.
- B. To use and expend the assessments collected to maintain, care for and preserve common areas, except those portions thereof which are required to be maintained, cared for and preserved by the owners.
- C. To insure and keep insured the properties in the manner set forth in the Declaration against loss from fire and/or other casualty, and the unit owners against public liability, and to purchase such other insurance as the Board may deem advisable.
- D. To collect delinquent assessments by suit or otherwise, abate nuisances and enjoin or seek damages from owners for violations of these By-Laws and the terms and conditions of the Declaration of Covenants.
- E. To employ and compensate such personnel as may be required for the maintenance and preservation of the property.
- F. To make appropriate changes in the Rules and Regulations for the occupancy of the lots as may be deemed necessary, subject to the approval by the members at the next meeting of the membership by a majority of the votes cast.
- G. To acquire and/or rent and/or lease a lot in the name of the corporation or a designee.
- H. To contract for management of the association and to delegate to such other party all powers and duties of the Corporation except those specifically required by the Declaration to have specific approval of the Board or membership.
- I. To carry out the obligations of the Corporation under any restrictions and/or covenants running with any land submitted to the membership of this Corporation or its members.
- J. To designate, as the Board deems appropriate, assigned parking spaces for each unit and a driveway area for service vehicles.
- K. To adopt Rules and Regulations pursuant to Article VIII of the By-Laws.
- L. To impose a special assessment (against any owner), not to exceed \$50.00 for each occurrence, for the violation by the owner or his guests of any rule or regulation adopted by the Board or the breach of any By-Laws contained herein, or the breach of any provision of the Declaration.

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M. To terminate any lease or rentals whether by written or oral agreement; and to remove from an unit, any lessee, renter or guest who fails to comply with the terms of the Declaration and Restrictions or Rules and Regulations.

Section 5. LIABILITY: The Directors shall not be liable to the owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct, bad faith, or gross negligence.

Section 6. COMPENSATION: Neither Directors nor officers shall receive compensation for their services as such.

Section 7. MEETINGS:

A. The first meeting of each Board newly elected by the members shall be held immediately upon adjournment of the meeting at which they were elected, provided a quorum shall then be present, or as soon thereafter as may be practicable. The annual meeting of the Board shall be held at the same place as the general members' meeting, and immediately before or after the adjournment of same.

B. Special meetings shall be held whenever called by the direction of the President or a majority of the Board. The Secretary shall give notice of each special meeting either personally, by mail or telegram, at least three (3) days before the date of such meeting, but the directors may, in writing, waive notice of the calling of the meeting, before or after such meeting.

C. A majority of the Board shall be necessary and sufficient at all meetings to constitute a quorum for the transaction of business, and the act of a majority present at any meeting at which there is a quorum shall be the act of the Board. If a quorum shall not be present at the meeting, the Directors then present may adjourn the meeting without notice other than announcement at the meeting until a quorum shall be present.

Section 8. ANNUAL STATEMENT: The Board shall present, no less often than at the annual meeting, a full and clear statement of the business and condition of the corporation, including a report of the operating expenses of the corporation and the assessments paid by each member.

ARTICLE V

OFFICERS

Section 1. EXECUTIVE OFFICERS: The executive officers of the corporation shall be a President, Vice-President and Secretary-Treasurer, all of whom shall be elected annually by the Board. The President shall be elected from the membership of the Board of Directors.

Section 2. SUBORDINATE OFFICERS: The Board may appoint such other officers and agents from the membership as they may deem necessary, who shall have such authority and perform such duties as from time to time may be prescribed by said Board.

Section 3. THE PRESIDENT:

A. The President shall preside at all meetings of the members and directors; he shall have general and active management of the business of the corporation; he shall see that orders and resolutions of the Board are carried into effect; he shall execute bonds, mortgages and other contracts requiring a seal, under the seal of the corporation.

B. He shall have general superintendence and direction of all the other officers of the corporation, and shall see that their duties are performed properly.

C. He shall submit a report of the operations of the corporation for the fiscal year to the Directors whenever called for by them, and to the members at the annual meeting, and from time to time shall report to the Board all matters within his knowledge which the interest of the corporation may require to be brought to their notice.

D. He shall be an ex-officio member of all committees, and shall have the general powers and duties of supervision and management usually vested in the office of the President of a corporation.

Section 4. THE VICE-PRESIDENT: The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Section 5. THE SECRETARY-TREASURER:

A. The Secretary-Treasurer shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; service notice of meeting of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

B. The Secretary-Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by the resolution of the Board of Directors; shall sign all checks of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

Section 6. VACANCIES: If the office of any Director or officer becomes vacant by reason of death, resignation, disqualification or otherwise, the remaining Directors, by a majority vote of the remaining Directors provided for in these By-Laws, may choose a successor or successors who shall hold office for the unexpired term.

Section 7. RESIGNATIONS: Any Director or officer may resign his office at any time, such resignation to be made in writing, and to take effect from the time of its receipt by the Board of Directors, unless some time be fixed in the resignation, and then from that date. The acceptance of a resignation by the Board shall not be required to make it effective.

ARTICLE VI

NOTICES

Section 1. DEFINITION: Whenever under the provisions of the statutes, the Declaration of Covenants and Restrictions, the Certificate of Incorporation, or these By-Laws, voice is required to be given to any Director or member, it shall not be construed to mean personal notice; but such notice may be given in writing by mail, by depositing the same in a post office or letter box in a postpaid, sealed envelope, addressed as appears on the books of the corporation.

Section 2. SERVICE OF NOTICE - WAIVER: Whenever any notice is required to be given under the provisions of the statutes, Declaration, the Certificate of Incorporation, or the By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice,

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whether before or after the time stated therein, shall be deemed the equivalent thereof.

ARTICLE VII

FINANCES

Section 1. FISCAL YEAR: The fiscal year shall be the calendar year.

Section 2. CHECKS: All checks or demands for money and notes of the corporation shall be signed by the Secretary-Treasurer, or by such officers or such other person or persons as the Board of Directors may from time to time designate.

Section 3. DETERMINATION OF ASSESSMENTS:

A. The Board shall determine from time to time the sum or sums necessary and adequate for the common expenses of the Association's property. At the annual meeting of the Corporation, such budget shall be submitted to the members for approval. As approved, the budget shall constitute the basis for all Regular Assessments for common expenses against unit owners, which assessments shall be due and payable periodically as determined by the Board. Common expenses shall include expenses for operation, maintenance, repair or replacement of the common areas and facilities and the limited common areas and facilities, costs of carrying out the powers and duties of the corporation, all insurance premiums and expenses relating thereto, and any other expenses designated as common expenses from time to time by the Board of Directors of the corporation.

B. The Board is specifically empowered on behalf of the corporation to make and collect assessments and to maintain, repair and replace the common areas and facilities and limited common areas and facilities of the Association. Funds for the payment of common expenses shall be assessed against the unit owners in the proportions or percentages of sharing common expenses provided in the Declaration. Assessments shall be payable periodically as determined by the Board.

C. Special assessments for common expenses not adequately funded through the Regular Assessments may be required by the Board and shall be levied and paid in the same manner as hereinabove provided for Regular Assessments. Notwithstanding anything in these By-Laws or the Declaration which authorize assessments and expenditures, no special Assessment exceeding \$250.00 per unit per annum or expenditure for the improvements of the common elements exceeding \$25,000.00 per annum for all units shall be made without the approval of a majority vote of the membership, except for the repair of the common property due to damage or destruction, which shall occur as provided in the Declaration.

D. When the Board has determined the amount of any assessment, the Secretary-Treasurer of the corporation shall mail or present a statement of the assessment to each of the assessed owners. All assessments shall be payable to the corporation, and upon request, the Secretary-Treasurer or his designated agent shall give a receipt for each payment made.

E. The Board may enter into a management contract with third parties to whom the Board may delegate the power to levy and collect assessments approved by the Board or required by the Declaration of Covenants.

F. All assessments not paid when due shall bear interest at twelve per cent (12%) rate of interest.

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Section 4. NON-PROFIT CORPORATION: The seal of the corporation shall have inscribed thereon the name of the corporation and the year of its organization. Said seal may be used by causing it or facsimile thereof to be impressed, affixed, reproduced, or otherwise.

ARTICLE VIII

DEFAULT

Section 1. ENFORCEMENT OF LIEN FOR ASSESSMENTS: In the event an owner does not pay any sums, charges, or assessments required to be paid to the corporation by the due date, the corporation, acting on its own behalf or through its Board, may enforce its lien for assessments, or take such action to recover the sums, charges or assessments to which it is entitled, in accordance with the Declaration and the statutes made and provided in both.

Section 2. GOVERNMENTAL LIENS AND ASSESSMENTS: In the event that an owner fails to pay any tax or assessment lawfully assessed by any governmental subdivision within which the property is situated, by the date such tax or assessment is due, the Board may pay the same from the funds of the corporation and assess such owner for the amount paid, plus interest thereon.

Section 3. LEGAL COSTS: In the event such legal action is brought against an owner and results in a judgment for the corporation, the owner shall pay the corporation's reasonable attorney's fees, costs of collection, and court costs.

Section 4. FORECLOSURE: If the corporation becomes the owner of a unit by reason of foreclosure, it shall offer said unit for sale and at such time as a sale is consummated, it shall deduct from the proceeds of said sale all sums of money due if for assessments and charges, all costs incurred in the bringing of the foreclosure suit, including reasonable attorney's fees, and any and all expenses incurred in the resale of the unit, which shall include but not be limited to advertising expenses, real estate brokerage fees and expenses necessary for the repairing and refurbishing of the unit in question. All monies remaining after deducting the foregoing items of expenses shall be returned to the former owner of subject unit.

Section 5. OTHER REMEDIES: In the event of violation of the provisions of the Declaration of Covenants as the same are defined in the Declaration, for thirty (30) days after notice from the Association to the unit owners to correct said violation, the corporation, on its own behalf or by and through its Board of Directors, may bring appropriate action to enjoin such violation or may enforce the provisions of said Declaration, or may sue for damages, or take such other courses of action, or other legal remedy as it or they may deem appropriate.

Section 6. INTENT: Each owner, for himself, his heirs, successors and assigns, agrees to the foregoing provisions relating to default and abatement of nuisance, regardless of the harshness of the remedy available to the corporation and regardless of the availability of the other equally adequate legal procedures. It is the intent of all owners of family units to give to the corporation a method and procedure to collect those monies due and owing it from the owners of units, and to preserve each unit owner's right to enjoy his unit, free from unreasonable restraint and nuisance.

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ARTICLE IXRULES AND REGULATIONSSection 1. RESTRICTIONS, ALTERATIONS OR MODIFICATION OF UNITS:

No unit owner shall alter, remodel, modify, or make additions or deletions to the exterior of any unit. The Association shall have the power to permit alterations or modifications but not additions or deletions by a two-thirds (2/3) vote of a quorum at a regular or special meeting provided notice of the vote to amend this restriction is contained in the notice of said meeting.

Section 2. In addition to the other provisions of these By-Laws, the Rules and Regulations together with any subsequent changes, shall govern the use of the units located in the property and the conduct of all residents and guests. The Rules and Regulations attached hereto as Exhibit A shall be the initial Rules and Regulations and shall be in effect until the first Board of Directors meeting at which time they shall be adopted subject to such changes as may be deemed appropriate. Any further modifications in the Rules and Regulations may be made by the Board of Directors in accordance with Article IV, Section 5, of the By-Laws.

ARTICLE XJOINT OWNERSHIP

Membership may be held in the name of more than one owner. In the event ownership is in more than one person, all of the joint owners shall be entitled collectively to only one voice or ballot in the management of the affairs of the corporation, and the vote may not be divided between plural owners. The manner of determining who shall cast such vote shall be as set forth in Article III, Section 7.

ARTICLE XIINDEMNIFICATION

The corporation may indemnify any person made a party to an action by or in the right of the corporation to procure a judgment in its favor by reason of his being or having been a director or officer of the corporation, against the reasonable expenses including attorney's fees actually or necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, except in relation to such matters as to which such director or officer is adjudged to have been guilty of gross negligence or misconduct in the performance of his duty to the corporation.

ARTICLE XIIAMENDMENT

These By-Laws may only be altered, amended or added to at any duly called meeting of the members; provided (1) that the notice of the meeting shall contain a full statement of the proposed amendment; and (2) that the quorum required for such purposes shall be a majority of all the then members, in person or by proxy. In addition, it shall be necessary that there be an affirmative vote of owners holding not less than two-thirds of the qualified votes of members represented at such quorum, as well as an affirmative vote of the Board of Directors, in order to amend the By-Laws. No amendment to these By-Laws shall be passed which would operate to impair or prejudice the rights and/or liabilities of any mortgagee, and no amendment shall become operative unless set forth in an amended Declaration and duly recorded. All unit

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owners shall be bound to abide by any amendment upon the same being passed and duly set forth in an amended Declaration, duly recorded in the office of the Register of Deeds of New Hanover County, North Carolina.

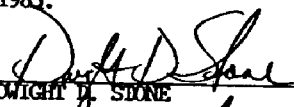
ARTICLE XIII

CONSTRUCTION

Wherever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter, singular or plural, wherever the context so requires.

Should any of the covenants herein imposed be void or be or become unenforceable by law or in equity, the remaining provisions of this instrument shall nevertheless be and remain in full force and effect.

The foregoing were adopted as the By-Laws of Echo Greens Homeowner's Association, at the first meeting of the Board of Directors. This the 18th day of April, 1985.



DWIGHT L. STONE



EDWARD M. HARRINGTON



THOMAS L. WHITE

1285 0994

RULES AND REGULATIONS
OF
ECHO GREENS HOMEOWNER'S ASSOCIATION

The Association Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations, as shall their families, guests, invitees, servants, leasees and persons over whom they exercise control and supervision. Said Association Rules and Regulations are as follows:

1. All common areas must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein.
2. The personal property of all unit owners shall be stored within their townhouse unit.
3. No garbage cans will be placed in any place except as provided by the Association. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind may be hung or left exposed outside of the living unit.
4. No unit owners shall allow anything whatsoever to fall from the windows, porches, or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substance into any of the common areas.
5. All garbage shall be bagged, securely fastened and deposited only in the areas designated therefor.
6. No unit owner shall allow a boat, trailer, camper, motor home, etc., to remain in any part of the common area.
7. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over any employees of the Association.
8. Servants and domestic help of the unit owners may not gather or lounge in the public areas of the buildings or grounds.
9. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. No vehicle which cannot operate on its own power shall remain on the common area for more than twenty-four (24) hours, and no repair of vehicles shall be made on the common area.
10. All curtains, drapes, etc., placed on windows or sliding doors so as to be exposed to the outside shall be of a subdued color and pattern.
11. No unit owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of the unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph,

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television, radio or sound amplifier, in his unit, in such manner as to disturb or annoy other occupants. No unit owner shall conduct or permit to be conducted, vocal or instrumental instructions at any time.

12. No radio or television installation, or other wiring, shall be made without the written consent of the Board of Directors. Any antenna or aerial erected or installed on the roof or exterior walls of the building, without the consent of the Board of Directors, in writing, is liable to removal without notice and at the costs of the unit owner for whose benefit the installation was made.

13. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the town house unit of Association property, by any unit owner or occupant without written permission of the Association. No door to door solicitation will be permitted.

14. No awning, canopy, shutter, or other projection, shall be attached to or placed upon the outside walls or roof of the building, without the written consent of the Board of Directors of the Association.

15. Outdoor cooking shall not be done under any covered roof, nor on the Association property except in designated areas.

16. Complaints regarding the service of the Association shall be made in writing to the Board of Directors.

17. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element assigned thereto or storage areas, except such as are required for normal household use.

18. Payments of assessments shall be made at the times and place designated by the Board of Directors or Management Firm. Payments made in the form of checks shall be made to the order of such party as the Management Firm shall designate.

19. Any pet taken outside for any reason shall be leashed.

20. No member of any family or their guests may go on or in any other townhouse unit without the specific invitation of the owner or occupant.

21. No member of any family unit or guests may go on or in any unit owned by the developer without the permission of the developer.

22. Landscaping (maintained by the Association dues) will be protected at all times.

23. Exterior maintenance shall be provided by the Association through assessments. Exterior maintenance specifically excludes glass surfaces, door frames, window frames, door jams, sliding door tracts, window tracts, hardware and other appurtenances to doors and windows; which shall be the sole responsibility of each unit owner.

24. The Board of Directors of the Association has the right to make additional Rules and Regulations as may be required from time to time. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.

RECORDED AND VERIFIED
REBECCA P. TUCKER
REGISTER OF DEEDS
NEW HAMPSHIRE CO. NO

JUN 7 3 20 PM '85

STATE OF NORTH CAROLINA :
COUNTY OF NEW HANOVER : SUPPLEMENTAL DECLARATION OF
: COVENANTS, CONDITIONS AND
: RESTRICTIONS

ECHO GREENS TOWNHOUSES, SECTION 2

THIS DECLARATION, Made this 6th day of ^{June}~~May~~, 1985, by ECHO GREENS, INC., a North Carolina Corporation, hereinafter referred to as "DECLARANT".

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WITNESSETH:

WHEREAS, the Declarant did, by Declaration of Covenants, Conditions and Restriction of ECHO GREENS TOWNHOUSES, SECTION 1, executed on April 18, 1985 and recorded April 24, 1985 in Book 1285, at Page 966, of the New Hanover County Registry establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of the property and known as ECHO GREENS, INC., SECTION 1 as shown on a map thereof recorded in Map Book 25 , at Page 16, of the New Hanover County Registry; and,

WHEREAS, the Declarant did provide in Article X of said Declaration that it could subject contiguous property to the terms and conditions of the Declaration by the recordation of a plat showing additional lots and the recordation of a document executed by the Declarant evidencing its intention that the new phase shall be subject to the Declaration; and,

WHEREAS, the Declarant has caused to be prepared and recorded a plat of ECHO GREENS TOWNHOUSES, SECTION 2, said plat being recorded in Map Book 25, at Page 39, in the office of the Register of Deeds of New Hanover County; and,

WHEREAS, the Declarant does execute this instrument for the purpose of subjecting Section 2 of ECHO GREENS TOWNHOUSES to the Declaration of Covenants, Conditions and Restrictions for ECHO GREENS TOWNHOUSES, SECTION 1, referred to above and for the purpose of supplementing the original Declaration to conform to the addition of this contiguous tract.

NOW, THEREFORE, in the Declarant does declare that all that tract and parcel of land more particularly described as all of Phase I, Section 2, ECHO GREENS TOWNHOUSES as the same is shown on a map thereof recorded in Map Book 25, at Page 39, of the New Hanover County Registry shall be subject to that Declaration of Covenants, Conditions and Restrictions for ECHO GREENS TOWNHOUSES, SECTION 1, dated April 18, 1985 and recorded April 24, 1985 in Book 1285, at Page 966, of the New Hanover County Registry, subject to the following modifications:

1. Article I, Paragraph 4 is modified as follows:

LOT - Any one of those parcels of the real property subdivided from the property and designated by numbers 1 through 58 upon the map of Section 2, ECHO GREENS TOWNHOUSES recorded in Map Book 25, at Page 39, and upon the map of Section 1, ECHO GREENS TOWNHOUSES recorded in Map Book 25, at Page 16, of the New Hanover County Registry, reference to which is hereby made for a more complete description, together with a structure or dwelling constructed thereon which may be referred to as "Townhouse" "Townhouse Unit", or "Unit".

2. Article I, Paragraph 6 is modified as follows:

COMMON AREAS - All of the real property shown upon the map of Section 1, ECHO GREENS TOWNHOUSES recorded in Map Book 25, at Page 16, of the New Hanover County Registry and all of the real property shown upon the map of Section 2, ECHO GREENS TOWNHOUSES recorded in Map Book 25, at Page 39, of the New Hanover County Registry which is designated as common area and all of the improvements not located on a lot, including, but not limited to, all drainage and sewer pipes and other such facilities located upon or under the common area, all utility installments, fixtures and facilities of whatever nature, including but not limited to, such facilities, fixtures and installations for

electricity, lighting and water located upon, under, above or for the benefit of the common areas, and all other apparatus, equipment and installations existing upon, beneath, above for the benefit of the common elements, of whatever nature or kind; and all roads, driveways and/or parking areas.

3. Article I, Paragraph 7 is modified as follows:

LIMITED COMMON AREAS AND FACILITIES - Those areas, if any, designated as Limited Common areas on the aforementioned maps of Section 1, and Section 2, ECHO GREENS TOWNHOUSES which are reserved for the use of a certain lot or lots to the exclusion of other lots.

4. All the remaining terms and conditions of the Declaration of Covenants, Conditions and Restrictions of ECHO GREENS TOWNHOUSES, Section 1, shall be applicable to ECHO GREENS TOWNHOUSES, Section 2 as stated in the Declaration of Covenants, Conditions and Restrictions recorded in Book 1285, at Page 966, of the New Hanover County Registry and said Covenants, Conditions and Restrictions are incorporated herein by reference.

IN WITNESS WHEREOF, ECHO GREENS, INC., has caused this instrument to be signed by its President, attested and sealed by its Secretary, all on the day and year first above written.

ECHO GREENS, INC.

BY: Thomas J. White

PRESIDENT

ATTEST:

Dwight D. Stone
SECRETARY



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STATE OF NORTH CAROLINA :

COUNTY OF ~~NEW HANOVER~~ GUILFORD :

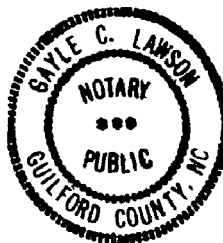
I, Gayle C. Lawson, a Notary Public in and for the above named State and County, hereby certify that Dwight D. Stone personally appeared before me this day and acknowledged that he/she is Secretary of ECHO GREENS, INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by himself/herself as its Secretary.

Witness my hand and notarial seal, this 6th day of June, 1985.

My Commission expires:

9-10-85

Gayle C. Lawson
NOTARY PUBLIC



STATE OF NORTH CAROLINA
New Hanover County
The Foregoing Certificate of _____
Gayle C. Lawson, Notary _____
Public _____
is certified to be correct.
This the 7 day of June 1985

Rebecca P. Tucker, Register of Deeds

By Mary Sue Oates
Clerk

BK: RB 6554

PG: 93-132

RECORDED:

04-05-2022

02:59:10 PM

BY: ANGELA ENGLISH
DEPUTY

2022013259

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$147.00

NON-STANDARD DOC FEE

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
ECHO GREENS TOWNHOUSES SECTIONS I AND II**

THIS AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ECHO GREENS TOWNHOUSES SECTIONS I AND II, made this ____ day of October, 2021, by ECHO GREENS HOMEOWNERS ASSOCIATION, a North Carolina non-profit corporation, party of the first part, and the Lot Owners of Townhouses in Sections I and II of ECHO GREENS TOWNHOUSES, party of the second part.

WITNESSETH:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Echo Greens Townhouses, Sections I and II, was executed on April 18, 1985, and recorded on April 24, 1985, in Book 1285, at Page 966, of the New Hanover County Registry, which established certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section I", as shown on that Map recorded in Map Book 25, Page 16, of the New Hanover County Registry; and

WHEREAS, the said Declaration was amended by that Supplemental Declaration of Covenants, Conditions and Restrictions dated June 7, 1985, and filed June 9, 1985, and recorded in Book 1290, Page 0930, of the New Hanover County Registry, to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section II" as shown on that plat recorded in Map Book 25, Page 39, of the New Hanover County Registry; and

WHEREAS, the Executive Board of Echo Greens Homeowners Association, pursuant to a duly called and properly noticed meeting of the Executive Board, has adopted this Amendment by a majority affirmative vote and has presented it to the members of the Echo Greens Homeowners Association for the required votes to amend said Declaration as set forth below; and

WHEREAS, in compliance with the amendment procedures established in the Declaration, as amended, complying with the quorum requirements and based upon the required affirmative vote of the Lot Owners in Echo Greens Homeowners Association, as established by the By-Laws, said Owners, at a duly called and properly noticed special meeting of Lot Owners, approved said Amendment; and

WHEREAS, it is the desire of Echo Greens Homeowners Association, Inc., and the Lot Owners, that the aforementioned Declaration be amended to include a paragraph at the conclusion of ARTICLE

IX, entitled "USE RESTRICTIONS", establishing a minimal rental period for the Lot Owners at Echo Greens Homeowners Association, as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Declaration, as amended, creating Echo Greens Homeowners Association, said Declaration of Echo Greens Homeowners Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY:

Christy M. Larson
President

ATTEST:

Tami-Lyn Wilson
Secretary



STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, Deshaun K. McGehee, a Notary Public, certify that Christy M. Larson & Tami-Lyn Wilson personally appeared before me this 5th day of April, 2022, and acknowledged that he/she is the _____ Secretary of ECHO GREENS HOMEOWNERS ASSOCIATION, a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by himself/herself as its _____ Secretary.

WITNESS my hand and official seal, this the 5th day of April, 2022.

Deshaun K. McGehee
NOTARY PUBLIC

My Commission Expires:

08-22-22

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Tim Cherry Deborah Cherry

Signature: T. Cherry Deborah Cherry

Unit Number: 4026 Echo Greens

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

Rental Page

I support and approve the above Amendment on ~~insurance deductibles~~:

Name: Donald Ray DeSanto Jr.

Signature: Donald Ray DeSanto Jr.

Unit Number: 4008

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: ROBERT DOVICHAK

Signature: *Robert Dovichak*

Unit Number: 3982

11176289-124-4

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on insurance deductibles:

Name: Mark Forsythe

Signature: [Signature]

Unit Number: 3976 + 3974

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on ~~insurance deductibles~~ ^{RENTAL AGREEMENT}

Name: Paul B Hugenberg PAUL HUGENBERG

Signature: Paul B Hugenberg

Unit Number: 4022

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Caprice Johnson

Signature: Caprice Johnson

Unit Number: 3960

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

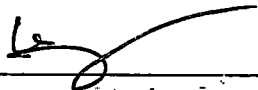
BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Leslie Sines

Signature: 

Unit Number: 3978

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on ^{rental} ~~insurance deductibles~~.

Name: David J. Kameas K.

Signature: [Handwritten Signature]

Unit Number: 4030 Echo Frame

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on insurance deductibles:

Name: Patricia S. Laney

Signature: Patricia S. Laney

Unit Number: 3990

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

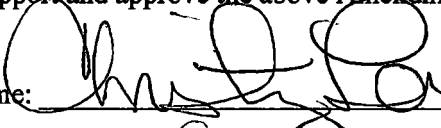
ECHO GREENS HOMEOWNERS ASSOCIATION

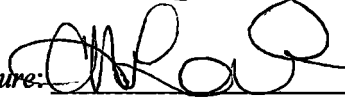
BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on ~~insurance deductibles~~ *Rentals 1 yr Agreement*

Name: 

Signature: 

Unit Number: 3970

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on ^{Rental Ma} ~~insurance deductibles~~ _{Agreement}.

Name: Michelle Lubomski

Signature: M. Lubomski

Unit Number: 4000

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on insurance deductibles:

on rental 140. agreement.

Name: _____

Signature: _____

Unit Number: _____

4038

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: MANOOL, JOHN B.

Signature: *[Signature]* 12/22/21

Unit Number: 3984

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Suzanne Massengill

Signature: *Suzanne Massengill*

Unit Number: 3932

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Kim Moore

Signature: Kim Moore

Unit Number: 4004

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: BRANDON MOUNT

Signature: Brandon M. Mount JAN 19, '22

Unit Number: 4006

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
ECHO GREENS TOWNHOUSES SECTIONS I AND II**

THIS AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ECHO GREENS TOWNHOUSES SECTIONS I AND II, made this ____ day of October, 2021, by ECHO GREENS HOMEOWNERS ASSOCIATION, a North Carolina non-profit corporation, party of the first part, and the Lot Owners of Townhouses in Sections I and II of ECHO GREENS TOWNHOUSES, party of the second part.

W I T N E S S E T H:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Echo Greens Townhouses, Sections I and II, was executed on April 18, 1985, and recorded on April 24, 1985, in Book 1285, at Page 966, of the New Hanover County Registry, which established certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section I", as shown on that Map recorded in Map Book 25, Page 16, of the New Hanover County Registry; and

WHEREAS, the said Declaration was amended by that Supplemental Declaration of Covenants, Conditions and Restrictions dated June 7, 1985, and filed June 9, 1985, and recorded in Book 1290, Page 0930, of the New Hanover County Registry, to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section II" as shown on that plat recorded in Map Book 25, Page 39, of the New Hanover County Registry; and

WHEREAS, the Executive Board of Echo Greens Homeowners Association, pursuant to a duly called and properly noticed meeting of the Executive Board, has adopted this Amendment by a majority affirmative vote and has presented it to the members of the Echo Greens Homeowners Association for the required votes to amend said Declaration as set forth below; and

WHEREAS, in compliance with the amendment procedures established in the Declaration, as amended, complying with the quorum requirements and based upon the required affirmative vote of the Lot Owners in Echo Greens Homeowners Association, as established by the By-Laws, said Owners, at a duly called and properly noticed special meeting of Lot Owners, approved said Amendment; and

WHEREAS, it is the desire of Echo Greens Homeowners Association, Inc., and the Lot Owners, that the aforementioned Declaration be amended to include a paragraph at the conclusion of ARTICLE IX, entitled "USE RESTRICTIONS", establishing a minimal rental period for the Lot Owners at Echo Greens Homeowners Association, as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Declaration, as amended, creating Echo Greens Homeowners Association, said Declaration of Echo Greens Homeowners

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

Minimal Rental Period
I support and approve the above Amendment on ~~insurance deductibles~~:

Name: Cheryl D. Nugent

Signature: Cheryl D. Nugent

Unit Number: 4012

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Jonathan Ogden

Signature: [Signature]

Unit Number: 3956 Echo Farms Blvd

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

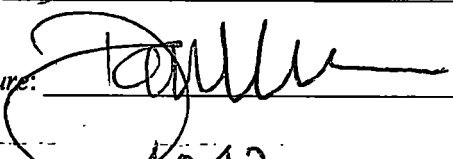
BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: DARRELL OWEN

Signature: 

Unit Number: 4042

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
ECHO GREENS TOWNHOUSES SECTIONS I AND II**

THIS AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ECHO GREENS TOWNHOUSES SECTIONS I AND II, made this ____ day of October, 2021, by ECHO GREENS HOMEOWNERS ASSOCIATION, a North Carolina non-profit corporation, party of the first part, and the Lot Owners of Townhouses in Sections I and II of ECHO GREENS TOWNHOUSES, party of the second part.

W I T N E S S E T H:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Echo Greens Townhouses, Sections I and II, was executed on April 18, 1985, and recorded on April 24, 1985, in Book 1285, at Page 966, of the New Hanover County Registry, which established certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section I", as shown on that Map recorded in Map Book 25, Page 16, of the New Hanover County Registry; and

WHEREAS, the said Declaration was amended by that Supplemental Declaration of Covenants, Conditions and Restrictions dated June 7, 1985, and filed June 9, 1985, and recorded in Book 1290, Page 0930, of the New Hanover County Registry, to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section II" as shown on that plat recorded in Map Book 25, Page 39, of the New Hanover County Registry; and

WHEREAS, the Executive Board of Echo Greens Homeowners Association, pursuant to a duly called and properly noticed meeting of the Executive Board, has adopted this Amendment by a majority affirmative vote and has presented it to the members of the Echo Greens Homeowners Association for the required votes to amend said Declaration as set forth below; and

WHEREAS, in compliance with the amendment procedures established in the Declaration, as amended, complying with the quorum requirements and based upon the required affirmative vote of the Lot Owners in Echo Greens Homeowners Association, as established by the By-Laws, said Owners, at a duly called and properly noticed special meeting of Lot Owners, approved said Amendment; and

WHEREAS, it is the desire of Echo Greens Homeowners Association, Inc., and the Lot Owners, that the aforementioned Declaration be amended to include a paragraph at the conclusion of ARTICLE IX, entitled "USE RESTRICTIONS", establishing a minimal rental period for the Lot Owners at Echo Greens Homeowners Association, as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Declaration, as amended, creating Echo Greens Homeowners Association, said Declaration of Echo Greens Homeowners

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Billy Owens

Signature: Billy Owens

Unit Number: # 3962

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Melissa Padgett

Signature: Melissa Padgett

Unit Number: 3984

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on ^{RENTAL PERIOD}~~insurance deductibles~~:

Name: Tony Perkins

Signature: [Handwritten Signature]

Unit Number: 4040

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Declaration to be executed by its duly authorized Officers, and its Corporate Seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
PRESIDENT

ATTEST: _____
SECRETARY

(CORPORATE SEAL)

I support and approve the above Amendment on ~~insurance deductibles~~ *rental agreement*

Name: Caryn Peters

Signature: Caryn Peters

Unit Number: 3992

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: DEBRA + RONALD

Signature: Debra Reed & Ronald G. Reed

Unit Number: 3946

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on ^{Rental}~~insurance deductibles~~:

Name: Anthony L. Roberti

Signature: Anthony L. Roberti

Unit Number: 4018

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

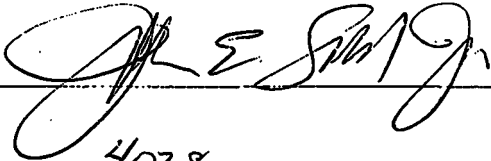
BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: JOHN E. SABOL

Signature: 

Unit Number: 4028

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on ~~insurance and~~ ^{rental:} ~~liability~~.

Name: Susan Shores

Signature: Susan Shores

Unit Number: 3948

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____

President

ATTEST: _____

Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: _____

Signature: _____

Unit Number: _____

3950

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on ~~insurance deductibles:~~

Minimal Rental Period 1 year.

Name: Valerie Swiger

Signature: Valerie Swiger

Unit Number: 3994

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Neeli M. Walker

Signature: Neeli M. Walker

Unit Number: #4014

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
ECHO GREENS TOWNHOUSES SECTIONS I AND II**

THIS AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ECHO GREENS TOWNHOUSES SECTIONS I AND II, made this ____ day of October, 2021, by ECHO GREENS HOMEOWNERS ASSOCIATION, a North Carolina non-profit corporation, party of the first part, and the Lot Owners of Townhouses in Sections I and II of ECHO GREENS TOWNHOUSES, party of the second part.

W I T N E S S E T H:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Echo Greens Townhouses, Sections I and II, was executed on April 18, 1985, and recorded on April 24, 1985, in Book 1285, at Page 966, of the New Hanover County Registry, which established certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section I", as shown on that Map recorded in Map Book 25, Page 16, of the New Hanover County Registry; and

WHEREAS, the said Declaration was amended by that Supplemental Declaration of Covenants, Conditions and Restrictions dated June 7, 1985, and filed June 9, 1985, and recorded in Book 1290, Page 0930, of the New Hanover County Registry, to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc. Section II" as shown on that plat recorded in Map Book 25, Page 39, of the New Hanover County Registry; and

WHEREAS, the Executive Board of Echo Greens Homeowners Association, pursuant to a duly called and properly noticed meeting of the Executive Board, has adopted this Amendment by a majority affirmative vote and has presented it to the members of the Echo Greens Homeowners Association for the required votes to amend said Declaration as set forth below; and

WHEREAS, in compliance with the amendment procedures established in the Declaration, as amended, complying with the quorum requirements and based upon the required affirmative vote of the Lot Owners in Echo Greens Homeowners Association, as established by the By-Laws, said Owners, at a duly called and properly noticed special meeting of Lot Owners, approved said Amendment; and

WHEREAS, it is the desire of Echo Greens Homeowners Association, Inc., and the Lot Owners, that the aforementioned Declaration be amended to include a paragraph at the conclusion of ARTICLE IX, entitled "USE RESTRICTIONS", establishing a minimal rental period for the Lot Owners at Echo Greens Homeowners Association, as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Declaration, as amended, creating Echo Greens Homeowners Association, said Declaration of Echo Greens Homeowners

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Glenn Weeman

Signature: Glenn Weeman

Unit Number: 3988

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL.)

I support and approve the above Amendment on a minimal rental period:

Name: Stephanie West

Signature: Stephanie West

Unit Number: 3916

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. MINIMAL RENTAL PERIOD. No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

I support and approve the above Amendment on a minimal rental period:

Name: Susan Wlechnian

Signature: Susan Wlechnian

Unit Number: 4032

Association is hereby AMENDED by adding Paragraph 8 to ARTICLE IX, entitled "USE RESTRICTIONS", as follows:

ARTICLE IX.

USE RESTRICTIONS.

8. **MINIMAL RENTAL PERIOD.** No Lot Owner(s) shall lease or rent, by either oral or written agreement, their lot/townhouse for a period of less than twelve (12) consecutive months.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Amendment to Declaration to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

ECHO GREENS HOMEOWNERS ASSOCIATION

BY: _____
President

ATTEST: _____
Secretary

(CORPORATE SEAL)

rental agreements

I support and approve the above Amendment on ~~insurance deductibles~~:

Name: Tami-Lynn Wilson

Signature: Tami-Lynn Wilson

Unit Number: 3938

BK: RB 6606

PG: 574-612

RECORDED:

11-10-2022

11:21:17 AM

BY: SAMANTHA SPEAKER
DEPUTY

2022039021

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$118.00

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
ECHO GREENS TOWNHOUSES SECTIONS I AND II**

THIS AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ECHO GREENS TOWNHOUSES SECTIONS I AND II, made this ____ day of October 2022, by ECHO GREENS HOMEOWNERS ASSOCIATION ("Association"), a North Carolina non-profit corporation, party of the first part, and the Lot Owners of Townhouses in Sections I and II of ECHO GREENS TOWNHOUSES ("Lot Owners"), party of the second part.

WITNESSETH:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Echo Greens Townhouses, Sections I and II, was executed on April 18, 1985, and recorded on April 24, 1985, in Book 1285, at Page 966 of the New Hanover County Registry, which established certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc., Section I", as shown on that Map recorded in Map Book 25, Page 16, of the New Hanover County Registry; and

WHEREAS, said Declaration was amended by that Supplemental Declaration of Covenants, Conditions and Restrictions dated June 7, 1985, filed June 9, 1985, and recorded in Book 1290, Page 0930 of the New Hanover County Registry, to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc., Section II" as shown on that plat recorded in Map Book 25, Page 39, of the New Hanover County Registry; and

WHEREAS, it is the desire of the Association and the Lot Owners, that Article II, entitled, "**ASSOCIATION**," Section 5, Paragraph c.5 of the Declaration, be amended as set forth below:

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Declaration, as amended, creating Echo Greens Homeowners Association; said Declaration of Echo Greens Homeowners Association is hereby **AMENDED** by deleting Article II, entitled "**ASSOCIATION**," Section 5, entitled "**POWERS, PRIVILEGES, RIGHTS, AND OBLIGATIONS**," Paragraph c., entitled "**Insurance**," subparagraph 5 of the Declaration and substituting the following:

(5) All insurance policy premiums on the Property for the benefit of the Association purchased by the Executive Board or its designee shall be a common expense.

The Association shall levy against the Owners an additional annual assessment, or include within the normal annual assessment, an amount sufficient to pay the annual cost of insurance premiums. The individual Owner(s), not the Association, shall be responsible for payment of any deductible of any claim pursuant to any insuring agreement for property damage or loss of use regarding any covered or non-covered loss applicable to any individual Owner's Townhouse or Lot which originates inside the Townhouse(s) of any Owner(s). Any loss proximately caused by any event which originates inside any Townhouse(s) of any Owner(s) shall be paid by the Owner(s) affected by the loss. Specifically, no plumbing leaks (defined as "all" non-weather related leaks) of any kind are covered by any Master Association insuring agent. The Association shall pay the deductible for any covered loss originating from Acts of God, weather, and other conditions or disasters created by Nature and/or those events which originate outside the Owner(s)' Townhouse.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Declaration to be executed by its duly authorized Officers, and its Corporate Seal to be hereunto affixed, the date and year first above written.

ASSOCIATION

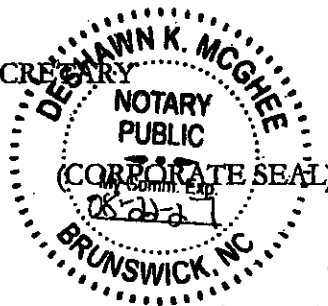
ECHO GREENS HOMEOWNERS

BY:

PRESIDENT

ATTEST:

SECRETARY



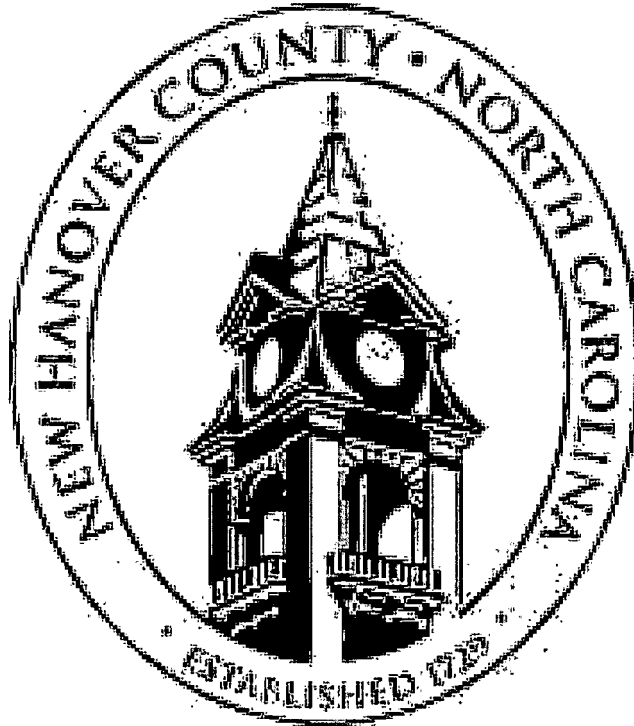
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Deshaun K. McGhee, a Notary Public, certify that Anthony L. Roberti & Susan Shores personally appeared before me this 2nd day of November, 2022, and acknowledged that he/she is the Secretary of ECHO GREENS HOMEOWNERS ASSOCIATION, a corporation, and that by authority duly given and as the

TAMMY THEUSCH
PIVER
Register of Deeds

New Hanover County Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 04/05/2022 02:59:10 PM
Book: RB 6554 Page: 93-132
40 PGS \$147.00
Real Property \$147.00
Recorder: ANGELA ENGLISH
Document No: 2022013259

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

BK: RB 6606

PG: 574-612

RECORDED:

11-10-2022

11:21:17 AM

BY: SAMANTHA SPEAKER

DEPUTY



2022039021

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$118.00

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
ECHO GREENS TOWNHOUSES SECTIONS I AND II**

THIS AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ECHO GREENS TOWNHOUSES SECTIONS I AND II, made this ____ day of October 2022, by ECHO GREENS HOMEOWNERS ASSOCIATION ("Association"), a North Carolina non-profit corporation, party of the first part, and the Lot Owners of Townhouses in Sections I and II of ECHO GREENS TOWNHOUSES ("Lot Owners"), party of the second part.

WITNESSETH:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Echo Greens Townhouses, Sections I and II, was executed on April 18, 1985, and recorded on April 24, 1985, in Book 1285, at Page 966 of the New Hanover County Registry, which established certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc., Section I", as shown on that Map recorded in Map Book 25, Page 16, of the New Hanover County Registry; and

WHEREAS, said Declaration was amended by that Supplemental Declaration of Covenants, Conditions and Restrictions dated June 7, 1985, filed June 9, 1985, and recorded in Book 1290, Page 0930 of the New Hanover County Registry, to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as "Echo Greens, Inc., Section II" as shown on that plat recorded in Map Book 25, Page 39, of the New Hanover County Registry; and

WHEREAS, it is the desire of the Association and the Lot Owners, that Article II, entitled "**ASSOCIATION**," Section 5, Paragraph c.5 of the Declaration, be amended as set forth below:

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Declaration, as amended, creating Echo Greens Homeowners Association, said Declaration of Echo Greens Homeowners Association is hereby **AMENDED** by deleting Article II, entitled "**ASSOCIATION**," Section 5, entitled "**POWERS, PRIVILEGES, RIGHTS, AND OBLIGATIONS**," Paragraph c., entitled "**Insurance**," subparagraph 5 of the Declaration and substituting the following:

(5) All insurance policy premiums on the Property for the benefit of the Association purchased by the Executive Board or its designee shall be a common expense.

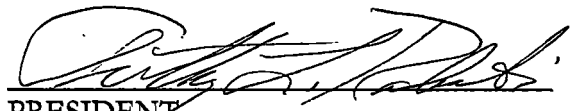
The Association shall levy against the Owners an additional annual assessment, or include within the normal annual assessment, an amount sufficient to pay the annual cost of insurance premiums. The individual Owner(s), not the Association, shall be responsible for payment of any deductible of any claim pursuant to any insuring agreement for property damage or loss of use regarding any covered or non-covered loss applicable to any individual Owner's Townhouse or Lot which originates inside the Townhouse(s) of any Owner(s). Any loss proximately caused by any event which originates inside any Townhouse(s) of any Owner(s) shall be paid by the Owner(s) affected by the loss. Specifically, no plumbing leaks (defined as "all" non-weather related leaks) of any kind are covered by any Master Association insuring agent. The Association shall pay the deductible for any covered loss originating from Acts of God, weather, and other conditions or disasters created by Nature and/or those events which originate outside the Owner(s)' Townhouse.

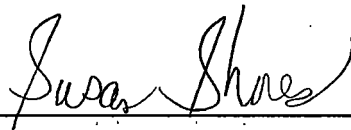
Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Declaration to be executed by its duly authorized Officers, and its Corporate Seal to be hereunto affixed, the date and year first above written.

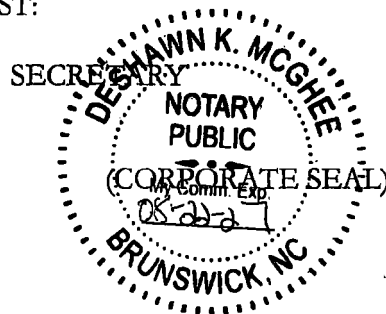
ASSOCIATION

ECHO GREENS HOMEOWNERS

BY: 
PRESIDENT



ATTEST:



STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Deshaun K. McGhee, a Notary Public, certify that Anthony L. Roberti & Susan Shores personally appeared before me this 2nd day of November, 2022, and acknowledged that he/she is the Secretary of ECHO GREENS HOMEOWNERS ASSOCIATION, a corporation, and that by authority duly given and as the

act of the corporation, the foregoing instrument was signed in its name by its _____ President,
sealed with its corporate seal, and attested by himself/herself as its _____ Secretary.

WITNESS my hand and official seal, this the 2nd day of November, 20
22.

Deshawn K. McGhee
NOTARY PUBLIC

My Commission Expires:

08-22-27

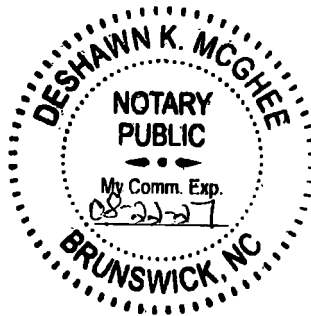


EXHIBIT SIGNATURES

Echo Green HOA, Inc.

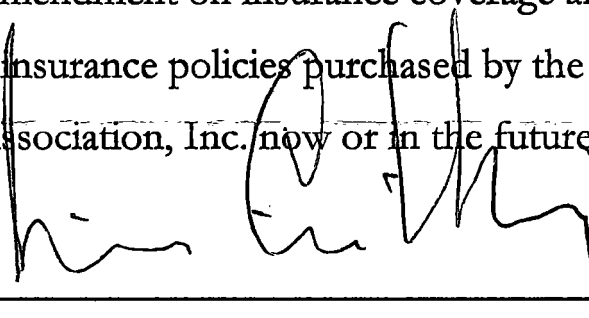
We, Tim Cherry & Deborah Cherry, as owner(s) of unit address
4026 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
~~Homeowner Association, Inc. now or in the future.~~

Signature Timothy Cherry Deborah Cherry

Date 10-16-22 2022

Echo Green HOA, Inc.

I, Luis / Sara Ciliselli, as owner(s) of unit address
4020 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date 10-20 - 2022

Echo Green HOA, Inc.

I, JAMES M. DEGBAW, as owner(s) of unit address
3982 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature J. M. DeGraw

Date 10/31/ 2022

Echo Green HOA, Inc.

I, Sean-Claude Corbi, as owner(s) of unit address
3980 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date 9 / 9 2022

Echo Green HOA, Inc.

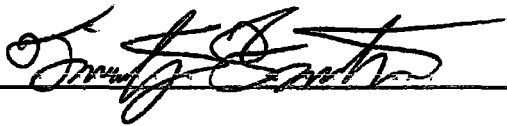
I, DON & ELLEN DeSanto, as owner(s) of unit address
4008 EFB of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Don DeSanto / Ellen DeSanto

Date 9/9 2022

Echo Green HOA, Inc.

I, Timothy Forster, as owner(s) of unit address
3938 Echo Greens Blvd of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date October 24 2022

Echo Green HOA, Inc.

2 UNITS

I, Mark Forsythe and Emma Forsythe, as owner(s) of unit address 3974 and 3976 of the Echo Greens HOA, Inc. do agree and support the proposed amendment on insurance coverage and deductible payments for any master insurance policies purchased by the Echo Greens Homeowner Association, Inc. now or in the future.

Signature

Signature

Date: Sept. 8th 2022

Echo Green HOA, Inc.

I, Kimberly GRAHAM, as owner(s) of unit address
3940 Echo Farm Blvd of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

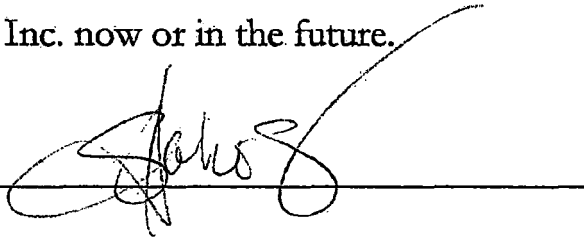
Signature Kimberly Graham

Date 10/13/2022

Echo Green HOA, Inc.

I, Paul + Shaeli Hohos, as owner(s) of unit address
3954 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature

Paul Hohos

Date

9/18/ 2022

Echo Green HOA, Inc.

I, PAUL HUGENBERG, as owner(s) of unit address
4022 ECHO FARMS BLVD of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Paul Hugenberg

Date October 16, 2022

Echo Green HOA, Inc.

I, Mandy Humphrey, as owner(s) of unit address
3934 Echo Farms Blvd. of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature

Date

Mandy Humphrey
Sept. 9th 2022

Echo Green HOA, Inc.

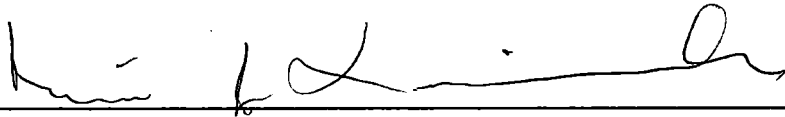
I, _____, as owner(s) of unit address
_____ of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Caprice Johnson

Date 10 / 2022

Echo Green HOA, Inc.

I, David & Terry Kaminski, as owner(s) of unit address
4030 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date Oct 25th 2022

Echo Green HOA, Inc.

I, Patricia Laney, as owner(s) of unit address
3990 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Patricia Laney

Date 10-19-20 2022

Echo Green HOA, Inc.

I, Tammy J Lanier, as owner(s) of unit address
3930 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Tammy J Lanier

Date 10/30 2022

Echo Green HOA, Inc.

WE,
I, Robert Lutz / Valerie Swiger, as owner(s) of unit address
3994 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Robert Lutz / Valerie Swiger

Date 9/8/ 2022

Echo Green HOA, Inc.

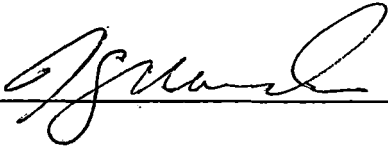
I Julia Mancani, as owner(s) of unit address
4038 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Julia Mancani

Date Sept. 15 2022

Echo Green HOA, Inc.

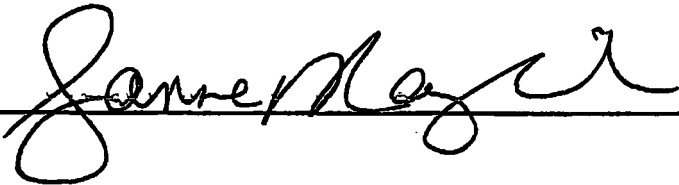
I, MANOCK, JOHN, as owner(s) of unit address
3984 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date 10/8 2022

Echo Green HOA, Inc.

I, Suzanne Massengill, as owner(s) of unit address
3932 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date 10/20/2021 2022

Echo Green HOA, Inc.

I, Kim Moore (Kim Moore), as owner(s) of unit address
4004 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Kim Moore

Date Sept. 15, 2022

Echo Green HOA, Inc.

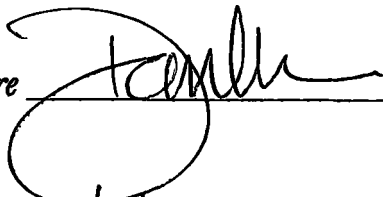
I, Cheryl Nagat, as owner(s) of unit address
4012 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Cheryl D. Nagat

Date 10-18- 2022

Echo Green HOA, Inc.

I, DARRELL OWEN, as owner(s) of unit address
4042 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 
Date 10/5/22 2022

Echo Green HOA, Inc.

I, Melissa Padgett, as owner(s) of unit address
3984 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Melissa Padgett

Date NOVEMBER 3rd 2022

Echo Green HOA, Inc.

ECHO GREEN
HOA
114 W. 6th Street
Wilmington, NC

I, Tony & Norma Perkins, as owner(s) of unit address 28401
4040 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Tony Perkins Norma Perkins

Date 9/8/2022 2022

Echo Green HOA, Inc.

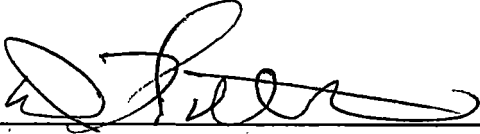
I, EDGAR Peters, as owner(s) of unit address
Peters 3992 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Edgar Peters

Date 10/25 2022

Echo Green HOA, Inc.

I, Danny Peterson, as owner(s) of unit address
392B of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date 10/24/ 2022

Echo Green HOA, Inc.

I (We), Kwamena & Gifty Quagraine, as owner(s) of unit address:

3998 Echo Farms Blvd. Wilmington, NC 28412 of the Echo Greens HOA, Inc.

do agree and support the proposed amendment on insurance coverage and deductible payments for any master insurance policies purchased by the Echo Greens Homeowner Association, Inc. now or in the future.

Signature Kwamena Quagraine Gifty Quagraine

Date 9/10/ 2022

Echo Green HOA, Inc.

I, DEBRA A. RONALD A. REED, as owner(s) of unit address
3946 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Debra A. Reed

Date 11/01 2022

Echo Green HOA, Inc.

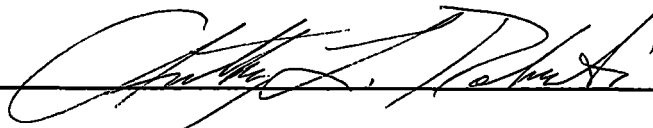
I, STANLEY & LINDA RICE, as owner(s) of unit address
3970 Echo Farms Blvd. of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Linda Rice Stanley & Rice

Date 9-26 2022

Echo Green HOA, Inc.

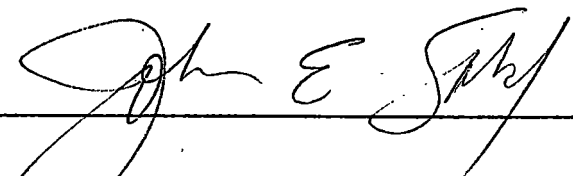
I, Anthony L. Roberti, as owner(s) of unit address
4018 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date Oct. 22, 2022

Echo Green HOA, Inc.

I, JOHN E. SABUL, as owner(s) of unit address
4028 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature 

Date 10/4/2022

Echo Green HOA, Inc.

I, Susan Shores, as owner(s) of unit address
3948 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Susan Shores

Date October 10, 2022

Echo Green HOA, Inc.

I, N. Walker, as owner(s) of unit address
4014 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Nelli M. Walker

Date Oct 25th 2022

Echo Green HOA, Inc.

I, Glenn Weeman, as owner(s) of unit address
3988 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Glenn Weeman

Date October 25, 2022

Echo Green HOA, Inc.

I, Stephanie West, as owner(s) of unit address
3996 of the Echo Greens HOA, Inc. do agree and support
the proposed amendment on insurance coverage and deductible payments
for any master insurance policies purchased by the Echo Greens
Homeowner Association, Inc. now or in the future.

Signature Stephanie West

Date 10/27 2022

TAMMY THEUSCH
PIVER
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
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