

AMENDMENT TO THE DECLARATION OF RESTRICTIONS

RECORDED IN BOOK 759, PAGE 353

STATE OF NORTH CAROLINA

COUNTY OF PENDER

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR PHASE II OF VISTA COVE CONDOMINIUM as recorded in Book 759, Page 353 of the Pender County Registry is made this the 15th day of September 2022 by Nicholas Juan Martinez, Inc., Priscilla Rivera and Crystal Marie Beck being at least Sixty-seven percent (67%) of the unit owners of Vista Cove, Phase II Condos.

WITNESSETH:

WHEREAS, The original declarant, Ambrogi Development Co., Inc., caused to be filed in the Pender County Registry a certain document entitled, "DECLARATION OF CONDOMINIUM FOR PHASE II OF VISTA COVE CONDOMINIUM" ("Covenants") in Deed Book 759, Page 353, as it relates to Units A1-A10 Vista Cove Condominium, Phase II, (said units making up the "Association") as they appear on that certain plat recorded in Condominium Map Book 1, Page 41 of said Registry; and

WHEREAS, undersigned listed herein currently own more than Sixty-Seven Percent (67%) of all Units in the Association and have the authority to amended the Covenants from time to time as may be necessary; and

WHEREAS, pursuant to the provisions of Article 13 of the Covenants, the Covenants may be amended from time to time with the approval of at least Sixty-Seven percent (67%) of the Unit owners;

WHEREAS, the Unit owners now wish to amend the Covenants and hereby consent to the following amendment to the Covenants and further shall be binding on their successors in interest.

NOW THEREFORE, in accordance with the recitals which by this reference are made a substantive part hereof, the Unit Owners, make the following amendment to the Covenants:


1. That the building containing the Units as described above is serviced by a single water line. As a result, each Unit shall be responsible for one-tenth of the water bill each billing cycle and the expense shall be payable monthly with any Association dues as established by the Association. Failure to timely pay by any Unit owner of utility costs shall be governed by Article 17 of the Covenants.

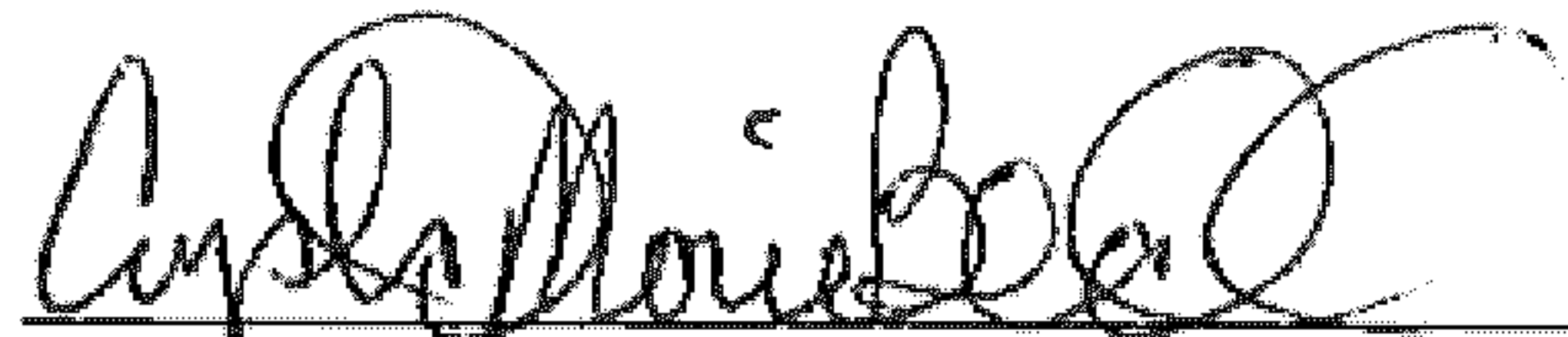
This amendment is hereby made to the DECLARATION OF CONDOMINIUM FOR PHASE II OF VISTA COVE CONDOMINIUM together with any amendments thereto, and subject to all easements, restrictions, covenants and conditions that shall burden and be appurtenant to and run with said land and further shall be binding on all parties now or hereafter owning said real property and their respective heirs, successors, and assigns, having any right, title or interest in the properties described herein and shall inure to the benefit of each owner thereof and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the lot owners for the Subdivision have caused this Amendment to be duly executed by its' member who has set his hand and seal, the day and year first above written.

Nicholas Juan Martinez, Inc.

By:  (SEAL)
Nicholas Juan Martinez-President

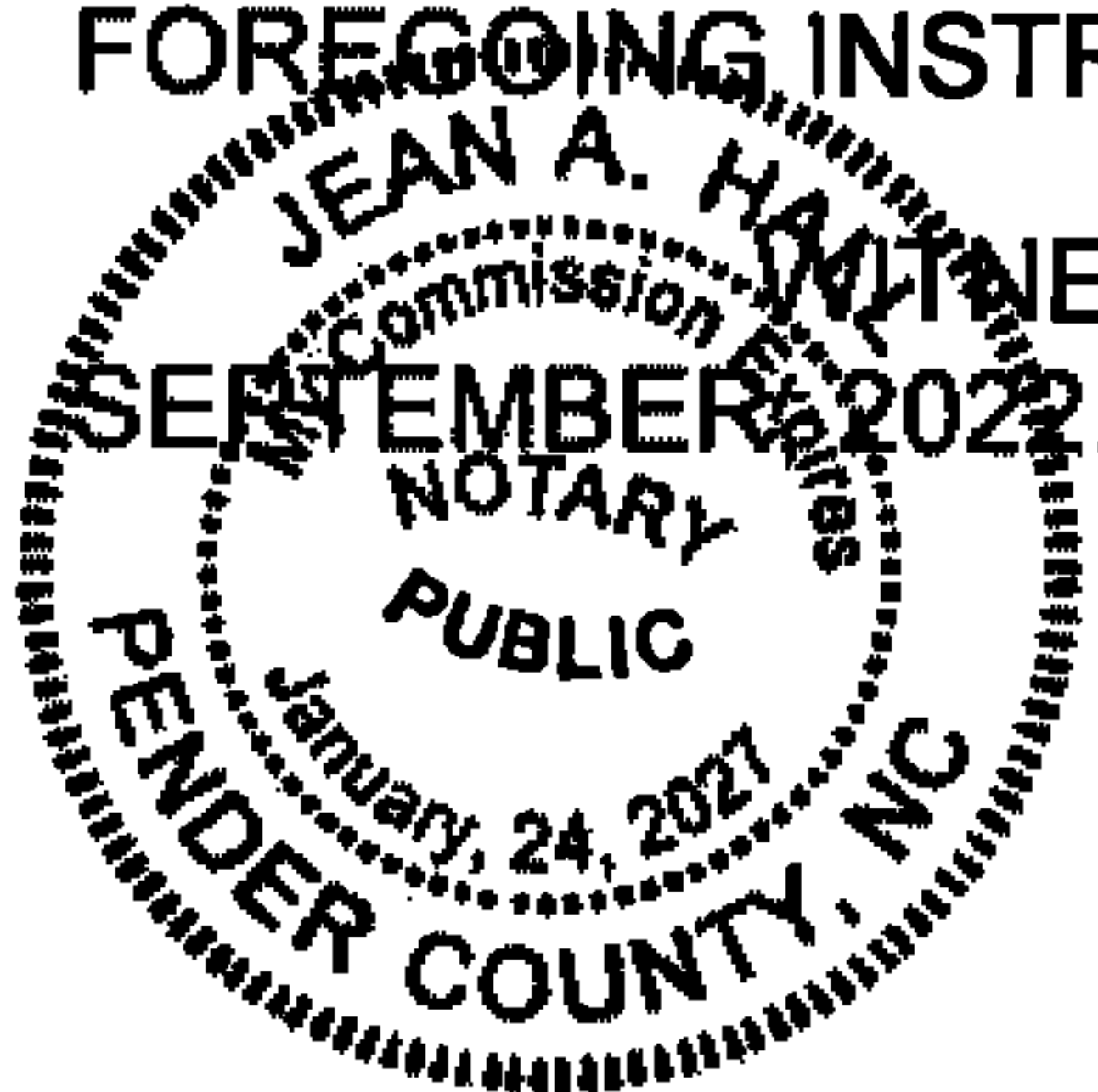
 (SEAL)
Priscilla Rivera

 (SEAL)
Crystal Marie Beck

STATE OF NORTH CAROLINA

COUNTY OF PENDER

I, Jean A. Hall, A NOTARY PUBLIC OF SAID STATE AND COUNTY ABOVE, CERTIFY THAT NICHOLAS JUAN MARTINEZ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT IN THE CAPACITY INDICATED HEREIN.



WITNESS MY HAND AND OFFICIAL SEAL, THIS 2nd DAY OF

Jean A. Hall

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-24-2027

STATE OF NORTH CAROLINA

COUNTY OF Pender

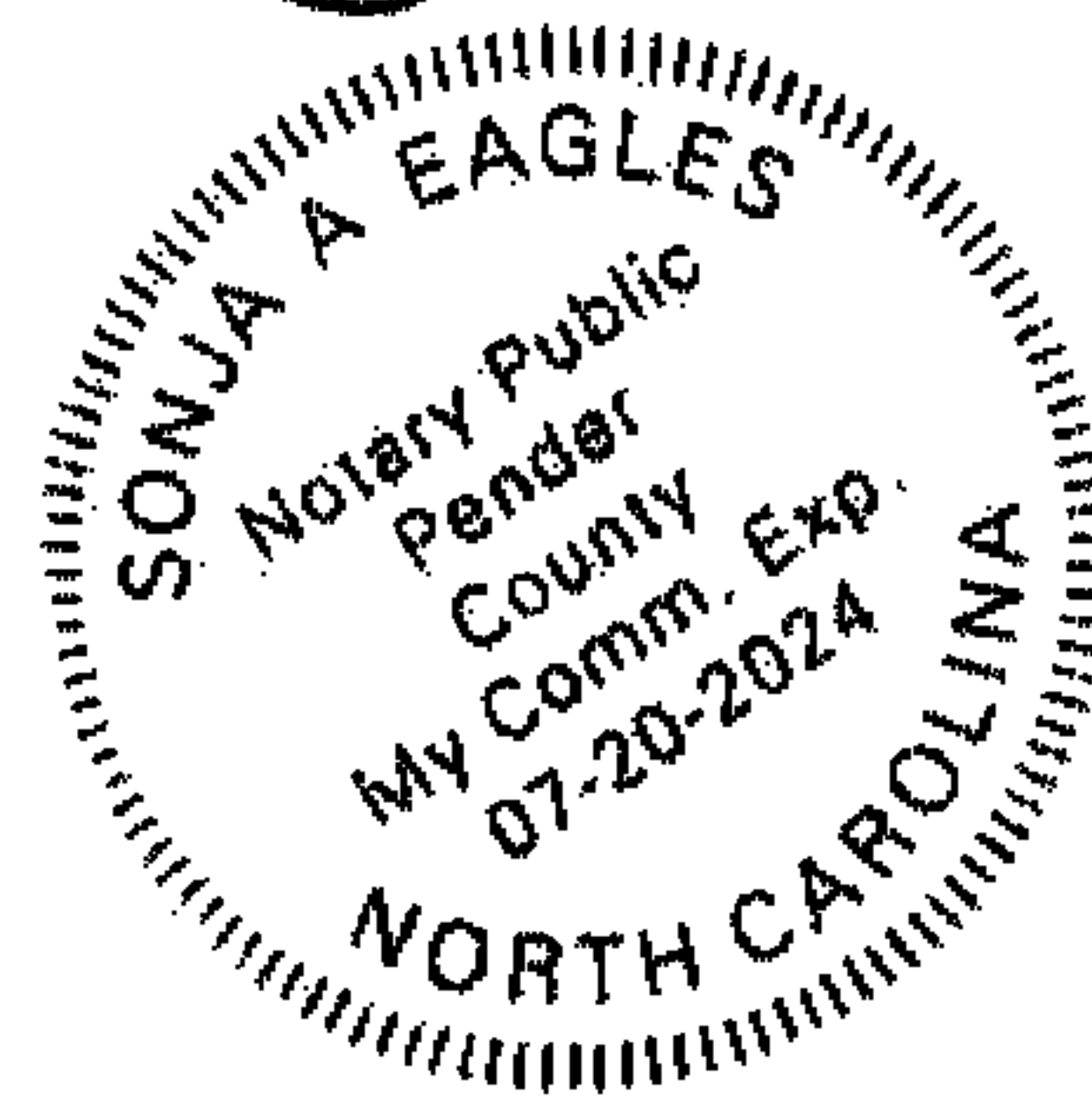
I, SONJA A EAGLES, A NOTARY PUBLIC OF SAID STATE AND COUNTY ABOVE, CERTIFY THAT PRISCILLA RIVERA PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT IN THE CAPACITY INDICATED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 15 DAY OF SEPTEMBER, 2022.

Sonja A. Eagles

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/20/2024



STATE OF NORTH CAROLINA

COUNTY OF Pender

I, Jean A. Hall, A NOTARY PUBLIC OF SAID STATE AND COUNTY ABOVE, CERTIFY THAT CRYSTAL MARIE BECK PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT IN THE CAPACITY INDICATED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 2nd DAY OF SEPTEMBER, 2022.

Jean A. Hall

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-24-27

