

AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTION
KINNAKEET SHORES SUBDIVISION

4-29 FILED
1988 AT 4:11 AM
DORRIS A. FRY
Register of Deeds
Dare County, N. C.

THAT WHEREAS, Kinnakeet Shores General Partnership, a North Carolina Partnership, hereinafter the Declarant, is the fee simple owner of that tract of land located in Kinnakeet Township, Dare County, North Carolina, and being shown on a map or plat entitled "Kinnakeet Shores - Phase VI, Soundside", by Bissell Associates, Engineers, Planners and Surveyors, dated the 7th day of April, 1988 and recorded in Plat Cabinet C, Slides 44B, 44C, 44D, and 44E, in the Office of the Register of Deed of Dare County, North Carolina; and

WHEREAS, Kinnakeet Shores General Partnership intends to develop the property shown on the aforesaid plat according to a common scheme such that the restrictions herein imposed shall inure to the benefit of each purchaser of lots as shown on the said plat, to insure the best use and most appropriate development of building sites, to protect against improper uses of surrounding lots which would depreciate the value of their property, to preserve the natural beauty of the property, to guard against the erection of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to insure the highest and best development of said property, to encourage and secure the harmonious improvement of building sites, to secure and maintain proper setbacks from property lines and to maintain adequate open space between structures; and in general to provide adequately for a high development of said property, both of enhancing the values of investments made by purchasers of building sites and preserving, as fully as possible, the natural beauty of the subdivision; and

WHEREAS, the Declarant has reserved the right to impose the Kinnakeet Shores Subdivision Declaration of Protective Covenants and Restrictions upon additional parcels or tracts of land of the Developer pursuant to the aforesaid common plan and scheme of development as provided in Article III, paragraph 4 of said Covenants and Restrictions;

NOW, THEREFORE, the Declarant, its successors and assigns, does hereby declare and make known that the Declaration of Protective Covenants and Restrictions set forth in Book 487 at page 670 in the Dare County Public Registry are hereby imposed upon Lots 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633 and 634 of the Kinnakeet Shores Subdivision, Phase VI, Soundside as shown and delineated on the aforesaid plat above described and recorded in Plat Cabinet C, Slides 44B through 44E, inclusive, of the Dare County Registry, in addition to the covenants set forth below, which shall run with the land as shown on the maps or plats thereof and shall be binding upon the Declarant, its successors in interests, its grantees and assigns, and upon all subsequent owners of lots of land as shown on the aforesaid plats, claiming by and through Declarant.

ARTICLE I

RESIDENTIAL AREA COVENANTS

6. Setbacks and Building Lines. No building shall be placed, erected, or maintained on any lot closer than 55 feet from the center line of the platted subdivision street contiguous to the front lot line of the subdivision lot, nor closer than 10 feet from the side property lines, nor closer than 20 feet from the rear line. Where a greater setback is shown on the subdivision plat, the same shall apply instead of the setbacks in this paragraph. The front lot line shall be shortest line adjacent to a street.

IN WITNESS WHEREOF, Kinnakeet Shores General Partnership, a North Carolina partnership, has executed this instrument by and through its general partners, as the act of and by the authority of said partnership, and the undersigned (including said partnership) have adopted as their seal the word "SEAL" appearing at the end of their respective signature lines, the day and year first above written.

Kinnakeet Shores General Partnership

BY: E. Paul Bragg (SEAL)
General Partner

BY: George E. Goodrich (SEAL)
General Partner

BY: Walt Bissell (SEAL)
General Partner

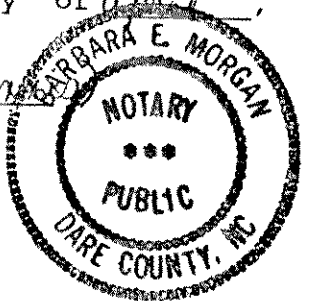
STATE OF North Carolina

COUNTY OF Dare

I, Barbara E. Morgan (Kennis) a Notary Public in and for the aforesaid State and County, do hereby certify that Ge. Paul Breaux, Jr. personally came before me this day and acknowledged the due execution of the foregoing instrument as General Partner.

Witness my hand and notarial seal this the 28th day of April, 1988.

Barbara E. Morgan (Kennis)
Notary Public



My commission expires:
4-27-92

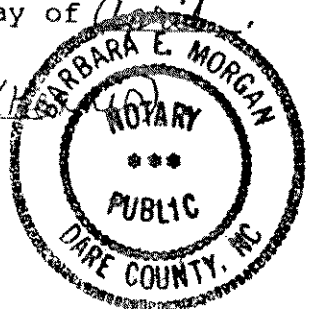
STATE OF North Carolina

COUNTY OF Dare

I, Barbara E. Morgan (Kennis) a Notary Public in and for the aforesaid State and County, do hereby certify that George E. Goodrich personally came before me this day and acknowledged the due execution of the foregoing instrument as General Partner.

Witness my hand and notarial seal this the 28th day of April, 1988.

Barbara E. Morgan (Kennis)
Notary Public



My commission expires:
4-27-92

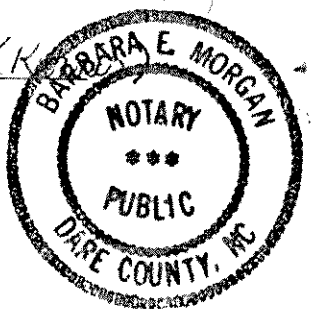
STATE OF North Carolina

COUNTY OF Dare

I, Barbara E. Morgan (Kennis) a Notary Public in and for the aforesaid State and County, do hereby certify that Mark Bissell personally came before me this day and acknowledged the due execution of the foregoing instrument as General Partner.

Witness my hand and notarial seal this the 28th day of April, 1988.

Barbara E. Morgan (Kennis)
Notary Public



My commission expires:
4-27-92

The foregoing certificates of Barbara E. Morgan (Kennio)
a Notary Public of Dare County, North Carolina

to
are certified to be correct. This instrument is duly registered at the
date and time and in the Book and Page shown on the first page hereof.

Doris A. Soy Register of Deeds for Dare
County.

By: Norma Jean Wade ~~Deputy~~ Assistant Register of Deeds