

Prepared By and Return To:
M. H. Hood Ellis, Attorney
PO Box 220
Elizabeth City, NC 27909

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NORTH CAROLINA
CURRITUCK COUNTY

COROLLA LIGHT PUD
LIGHTHOUSE VILLAS
SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

THIS SECOND AMENDMENT to the Lighthouse Villas Declaration of Covenants, Conditions and Restrictions made this 29th day of December, 1997 by COROLLA VILLA ASSOCIATES, L.P., a Delaware Limited Partnership, hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Outer Banks Ventures, Inc. heretofore executed and promulgated a declaration of covenants, conditions and restrictions dated September 30, 1987 and duly recorded in Book 232, Page 24, Currituck County Registry, for Lighthouse Villas (Declaration);

AND WHEREAS, Outer Banks Ventures, Inc did convey its rights as Declarant thereunder by virtue of deed dated September 29, 1987 to Corolla Villas Associates, L.P., a Delaware Limited Partnership, ("Declarant") of record in Book 232, Page 39 of the Currituck County Registry;

AND WHEREAS, Article XIV, General Provisions, Section 3, of the aforesaid Declaration provides that the Declarant reserves the right to amend the declaration or any portion thereof until January 1, 1998;

AND WHEREAS, Declarant has heretofore amended the Declaration by instrument dated January 26, 1988 of record in Book 237, Page 112 of the Currituck County Registry;

AND WHEREAS, it is the desire and intent of the Declarant to further amend the Declaration to clarify what items are excluded from the exterior maintenance responsibility of the Townhouse Association;

NOW, THEREFORE, the Declarant does hereby designate, declare and make known and publish the following amendment to Article VII, Exterior Maintenance, by deleting said Article as it appears in the Declaration as recorded in Book 232, Page 24 of the Currituck County Registry and replacing same with the following:

UNOFFICIAL DOCUMENT

ARTICLE VII

EXTERIOR MAINTENANCE

In addition to maintenance upon the Townhouse Common Areas, the Townhouse Association shall provide exterior maintenance upon each lot which is subject to assessment hereunder, as follows: Paint, repair, replace, and care of walks, roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, and other exterior improvements, including grass and other vegetation in those portions of each lot lying outside of the residence building and patio. Such exterior maintenance shall not include glass surfaces (including windows or leaks associated therewith), railings, decks, exterior doors, garage doors, chimney or fireplace caps, plumbing and electric fixtures and each Owner shall be required to maintain his own glass surfaces (including windows or leaks associated therewith), railings, decks, exterior doors, garage doors, chimney or fireplace caps, plumbing and electric fixtures. In order to enable the Townhouse Association to accomplish the foregoing, there is hereby reserved to the Townhouse Association the right to unobstructed access over and upon each lot at all reasonable times to perform maintenance as provided in this Article. In the event that the need for maintenance, repair, or replacement is caused through the willful, or negligent act of the Owner, his family, guests, or invitees, the cost of such maintenance, replacement, or repairs incurred by the Townhouse Association, shall be added to and become a part of the assessment to which such lot is subject.

IN TESTIMONY WHEREOF Declarant has caused this instrument to be executed in its name by its duly authorized General Partner and adopted as its seal the word "SEAL" appearing beside it's name, as of the day and year first above written.



COROLLA VILLA ASSOCIATES, L.P.,
a Delaware Limited Partnership (SEAL)

BY: VSJ CORPORATION, General
Partner (SEAL)

BY: Samuel B. Dennis
(Vice) President, VSJ Corporation

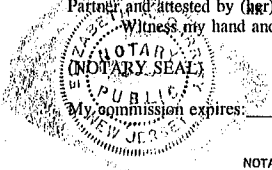
ATTEST:

Vincent Wepprecht
(Assistant) Secretary,
VSJ Corporation

STATE OF New Jersey
CITY/COUNTY OF Essex

I, a Notary Public of the County and State aforesaid certify that VINCENT WEPPRECHT, personally came before me this day and acknowledged that he is ~~(Assistant)~~ Secretary of VSJ Corporation, a Delaware Corporation General Partner of Corolla Villa Associates, L. P., a Delaware Limited Partnership, and that by authority duly given and as the act of Corolla Villa Associates, L. P. and VSJ Corporation, General Partner, the foregoing instrument was signed in the name of Corolla Villa Associates, L.P. by Samuel B. Dennis, said general partner's ~~(Vice)~~ President, sealed with its seal and the corporate seal of its General Partner and attested by him (him) as the said General Partner's ~~(Assistant)~~ Secretary.

Witness my hand and notarial stamp, this 30th day of June, 19 97



Elizabeth A. Garrity
Notary Public

ELIZABETH A. GARRITY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 19, 2000

NORTH CAROLINA
COUNTY OF CURRITUCK

The foregoing certificate of Elizabeth A. Garrity, Notary of the State of New Jersey, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this office in Currituck County, Book 420, Page 843.

This the 31 day of December, 1997, at 1:05 o'clock p. m.

Charles J. Doubt
Register of Deeds

By: Mary 2 Lewis
Assistant Deputy

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