

NORTH CAROLINA  
DARE COUNTY

AMENDED DECLARATION OF PROTECTIVE COVENANTS

THIS AMENDED DECLARATION OF PROTECTIVE COVENANTS made and declared this 30th day of July, 1975, by Roanoke Island Ventures, Incorporated, hereinafter called "Declarant":

W I T N E S S E T H :

WHEREAS, Declarant is the owner of certain real property shown on that plat entitled "Dogwood Hills, Property of Roanoke Island Ventures, Nags Head Township, Dare County, North Carolina, Scale: 1" = 100', August 1973", prepared by Rose & Purcell, Inc., and appearing of record in Map Book 7, at page 22, Dare County Registry;

WHEREAS, Declarant filed for record certain protective covenants which appear in Book 212 at page 343, Dare County Registry, and which apply to the said Subdivision;

WHEREAS, Declarant has heretofore conveyed certain lots, the owners of which consent to this amendment as indicated by their signatures affixed hereto;

NOW, THEREFORE, Declarant does hereby declare and make known and publish that the following covenant shall be in addition to the covenants recorded in Book 212 at page 343, Dare County Registry, and shall run with the lands and lots shown on the plat hereinbefore described, and said covenant and restriction shall be binding on all parties, entities or persons purchasing real property shown on the aforesaid plat or their heirs or designees or any other person claiming under them.

The amended covenant, restriction and declaration is as follows:

1. Restrictive Covenant No. 5 is amended by deleting the same and inserting in lieu thereof:

The floor space of a residence, exclusive of porches and garages, shall not be less than 1250 square feet of living quarters. A permanent, detached garage is not prohibited so long as it is of the same design as the residential structure located on the same lot. The garage shall also be subject to approval of Declarant required in Restrictive Covenant No. 6.

IN TESTIMONY WHEREOF Declarant and the other consenting lot owners herunto set their hands and seals the day and year first above written.

ROANOKE ISLAND VENTURES, INCORPORATED

BY: Seth B. Henderson  
PRESIDENT

ATTEST:

Janice B. Wheeler  
Secretary

Seth B. Henderson (SEAL)

Margaret H. Henderson (SEAL)

St. Clair Brantley (SEAL)

Mary Jane Brantley (SEAL)

Seth B. Henderson (SEAL)

Janice B. Wheeler (SEAL)

Janice B. Wheeler (SEAL)

Edwin L. Kelley (SEAL)

NORTH CAROLINA  
DARE COUNTY

This 31st day of July, 1975, before me the undersigned, a Notary Public in and for the aforesaid County and State, personally came Seth B. Henderson, who, being by me first duly sworn, deposes and says: That he is President of Roanoke Island Ventures, Inc., that the corporate seal affixed to the foregoing instrument in writing is the corporate seal of the said corporation, and that said writing was signed and sealed by him in behalf of the said corporation by its authority duly and legally given. And the said Seth B. Henderson acknowledged the said writing to be the act and deed of the said Roanoke Island Ventures, Inc.

WITNESS my hand and notarial seal this the 31st day of July, 1975.

Hazel Wise  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

September 14, 1977

NORTH CAROLINA  
DARE COUNTY

I, Hazel Wise, a Notary Public in and for Dare County, North Carolina, do hereby certify that SETH B. HENDERSON and wife, MARGARET I. HENDERSON, JANICE B. WHELESS and husband DWIGHT H. WHELESS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 31st day of July, 1975.

Hazel Wise  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

September 14, 1977

NORTH CAROLINA  
DARE COUNTY

I, Bonny F. Bonner, a Notary Public in and for the aforesaid County and State, do hereby certify that St. Clair Basnight and wife, Mary Jane Basnight, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 7th day of August, 1975.

Bonny F. Bonner  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

June 21, 1980

NORTH CAROLINA  
DARE COUNTY

I, Hazel Wise, a Notary Public of Dare County, North Carolina, do hereby certify that Edgar Halsey and wife, Sandra Halsey, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 1st day of August, 1975

Hazel Wise  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

September 14, 1977

NORTH CAROLINA  
DARE COUNTY

The foregoing certificates of Hazel Wise, a Notary Public of Dare County, North Carolina, and Bonny F. Bonner, a Notary Public of Dare County, North Carolina are certified to be correct.

PRESENTED for registration this 7th day of August, 1975, at 11:55 o'clock A.M., and recorded in this office in Book 224, Page 321.

Conrad B. Zillett  
REGISTER OF DEEDS

BY: 8-13-75  
ASSISTANT REGISTER OF DEEDS

KEITH WHELESS  
AND WHITE  
ATTORNEYS AT LAW  
WANTON N C 27854