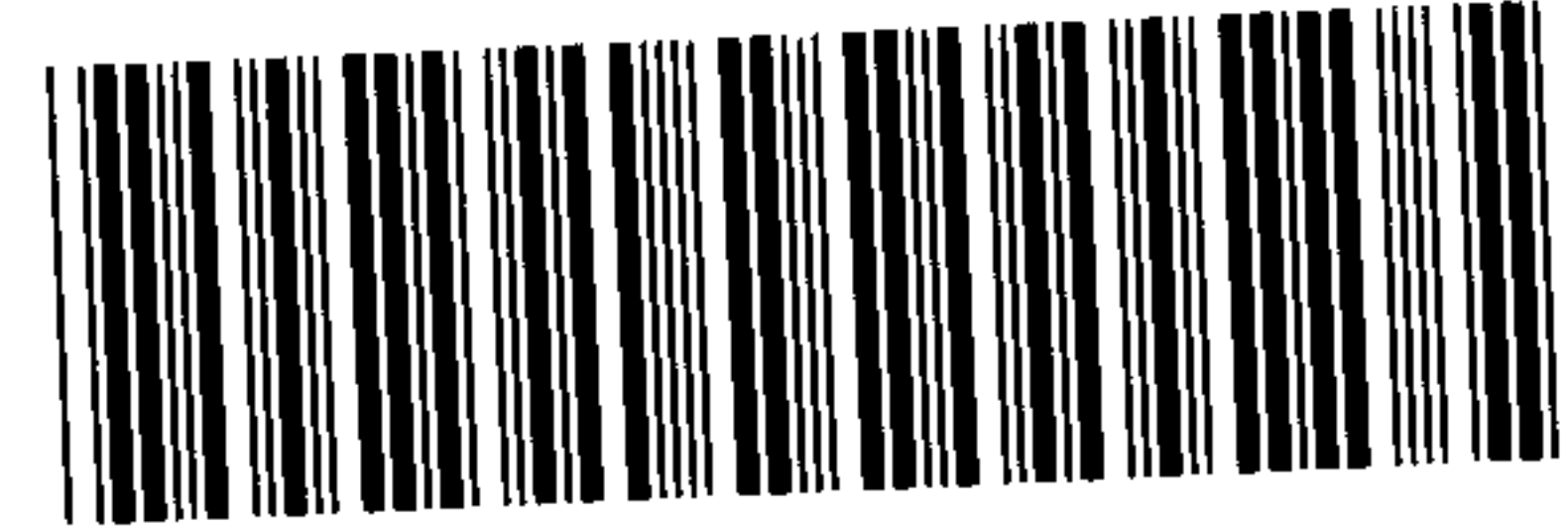


FOR REGISTRATION REGISTER OF DEEDS  
Jennifer Leggett Whitehurst  
Beaufort County, NC  
May 17, 2016 03:42:08 PM  
Book 1900 Page 483-485  
FEE: \$26.00  
INSTRUMENT # 2016002203



INSTRUMENT # 2016002203

STATE OF NORTH CAROLINA  
COUNTY OF BEAUFORT

DECLARATION OF AMENDMENT TO RESTRICTIVE COVENANTS

THIS DECLARATION OF AMENDMENT TO RESTRICTIVE COVENANTS for Northgate Subdivision, is made and entered into this the 17<sup>th</sup> day of May, 2016, by Northgate Development, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Declarant has prepared a master development plan for a predominantly residential community named Northgate Subdivision. The development plan for Northgate Subdivision is set out in the Protective Covenants for Northgate Subdivision recorded in Book 1436, Page 106, Beaufort County Registry, the "Master Covenants". Declarant reserved the right, in Paragraph 15 of the Master Covenants, to subject described additional properties to the terms and conditions of said Master Covenants and further reserved the right to impose new or different development guidelines and restrictions on the properties subject to the Master Covenants. The purpose of this Amendment to Restrictive Covenants is to subject additional properties to the terms and conditions of the Master Covenants, and to specify or modify particular uses, restrictions and easements applicable to a portion of the properties as described herein.

FIRST:

THEREFORE, the Declarant hereby declares that the Master Covenants are hereby amended as follows:

1. Designation of Additional Properties: The provisions of the Master Covenants, including all amendments thereto, shall fully apply to the following Lots:

LYING AND BEING IN WASHINGTON TOWNSHIP, BEAUFORT COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IT BEING ALL OF LOT NOS. 30, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44 of NORTHGATE SUBDIVISION as the same is shown on survey prepared by Rivers & Associates, Inc. entitled "Final Plat Northgate Subdivision Addition" of record in Plat Cabinet G, Slide 34-4 through 34-8, Beaufort County Registry, and Lots 31, 32, and 33, which are shown on the recorded plat of said Lots 31, 32, and 33, of record in Plat Cabinet I, Slide ~~28~~ - 8 thru \_\_\_\_, Office of the Register of Deeds of Beaufort County to which survey plats reference is herein made and incorporated for a more complete and detailed description.

SECOND:

FURTHER, the Declarant hereby declares that the Master Covenants are hereby amended as to Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44 only, as shown on the plats referenced below, by the deleting the first Paragraph of Section **13. Easements**, and adding in its place the following paragraph, as follows:

The Declarant reserves a perpetual, assignable and releaseable easement and right-of-way over, on and under the ground to erect, maintain and use electric, cable television, telephone poles, wires, cables, conduits, sewers, drainage, water mains, signs and signage, tree, shrub and landscaping including planting, trimming, and maintenance of vegetation, trees, and other floral appurtenances to the foregoing, and all other suitable equipment for the conveyance and use of electricity, cable television, telephone equipment, gas, sewer, water, drainage or other public convenience or utilities on, in over or under the front ten feet, the rear thirty feet, and the side five feet of each lot. All drainage, sidewalk, sewer, water, and other utility easements, signs and signage, tree, shrub and landscaping including planting, trimming, and maintenance of vegetation, trees, and other floral appurtenances to the foregoing, and right-of-ways are reserved by the Declarant over and upon Lots 30, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44 as each lot is shown on the recorded plat aforementioned which is recorded in Plat Cabinet G Slide 34 – 4 thru 8, and over and upon Lots 31, 32, and 33, which are shown on the recorded plat of said Lots 31, 32, and 33, as shown on the recorded plat thereof, in Plat Cabinet I, Slide ~~28~~ - 8 thru \_\_\_\_, Office of the Register of Deeds of Beaufort County.

Except for the change to the first paragraph of **Section 13. Easements** as stated herein, all other terms of the Declaration, including said change to the first paragraph of **Section 13. Easements** remain in full force and effect and are adopted herein by reference.

IN WITNESS WHEREOF, the undersigned has executed the instrument by its duly appointed Manager as the duly authorized act of the Company, Northgate Development, LLC, the day and year first above written.

Northgate Development, LLC

By: Jason D. Briley  
Manager

NORTH CAROLINA  
PITT COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jason D. Briley, Manager of Northgate Development, L.L.C.

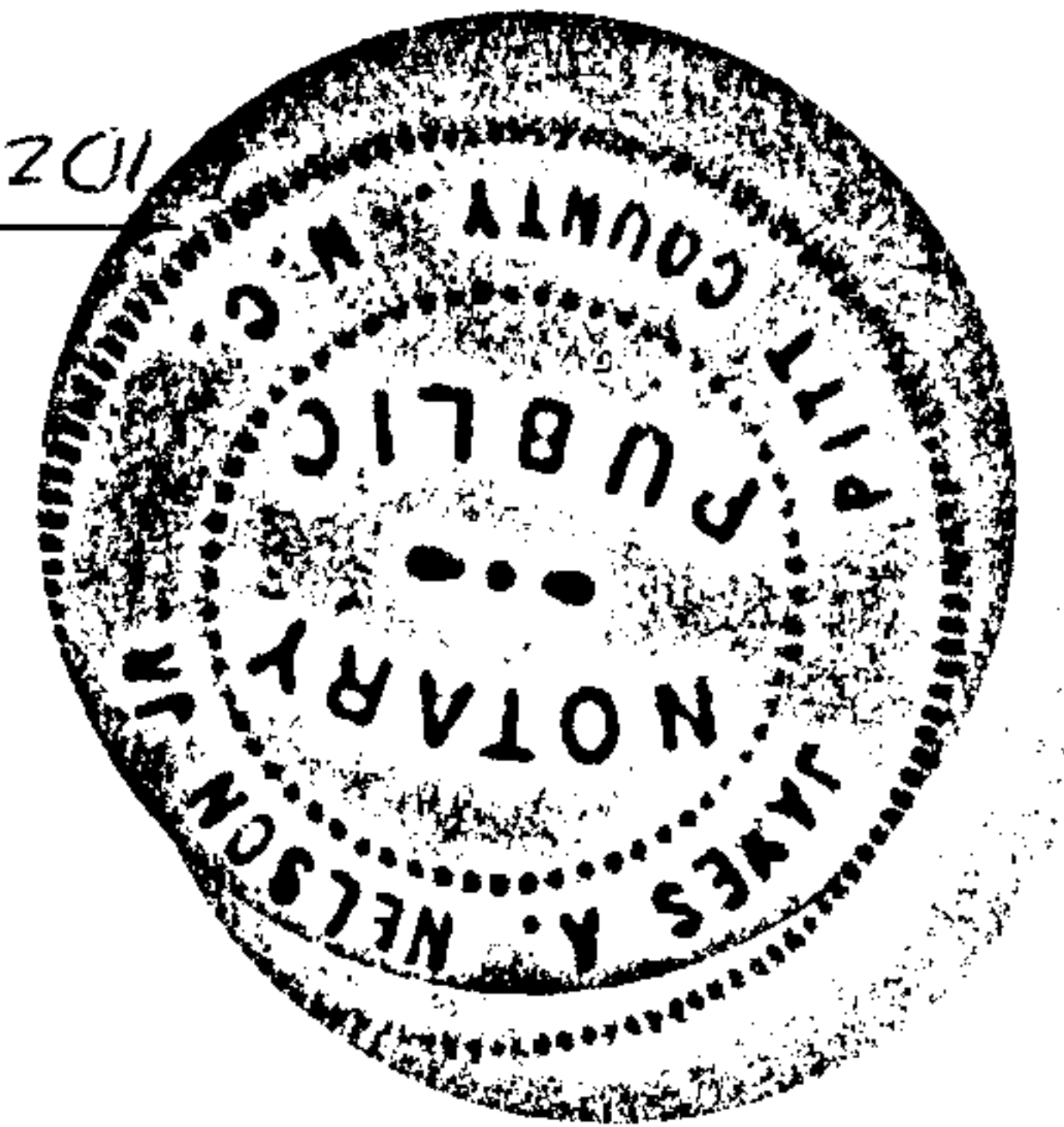
Date 5-17-2016

James A. Nelson Jr.  
Signature of Notary Public

James A. Nelson Jr., Notary Public

Printed or typed name

My commission expires: 7-28-2017



Label - Jimmy Nelson/aw