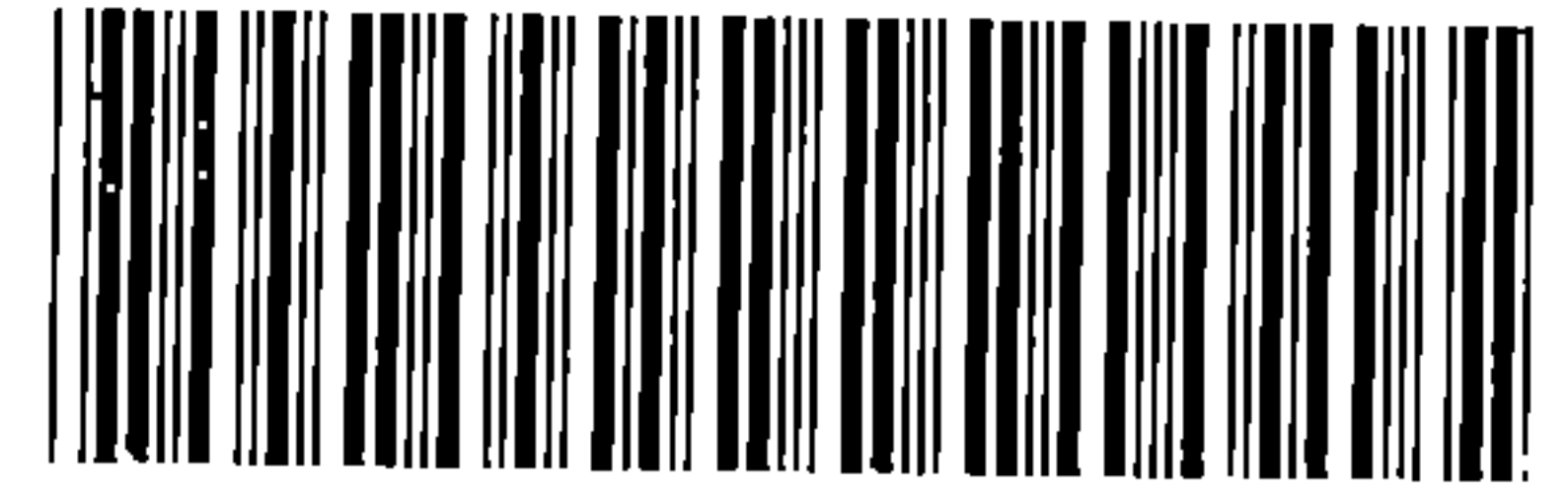


FOR REGISTRATION REGISTER OF DEEDS
Carolyn L. Garbis
Beaufort County, NC
February 14, 2024 09:47:54 AM
Book 2160 Page 222-224
FEE: \$26.00
INSTRUMENT # 2024000626



INSTRUMENT # 2024000626

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR MOSS LANDING HARBOR HOMES

STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR MOSS LANDING HARBOR HOMES
("Amendment") is made this 14 day of February 2024, by MOSS LANDING PHASE II
OWNERS ASSOCIATION, INC., a North Carolina nonprofit corporation (the "Association").

RECITALS:

A. Beacon Street Moss, LLC, a North Carolina limited liability company,
("Declarant") caused to be recorded the Declaration of Covenants, Conditions and Restrictions
for Moss Landing Harbor Homes in Book 1852, at Page 581 in the office of the Register of
Deeds of Beaufort County, North Carolina (said document as amended and supplemented is
referred to herein as the "Declaration").

B. Pursuant to Article XII, Section 3 of the Declaration, the Declaration may
be amended with the affirmative vote of not less than sixty-seven percent (67%) of all the votes
entitled to be cast by the Association Members, and the consent of the Declarant so long as the
Declarant is the Owner of any Lot or other portion of the Property.

C. The Board of Directors of the Association ("Board of Directors"), by a
unanimous affirmative vote, approved, and adopted the amendment hereinafter set forth
amending the Declaration, and resolved the same be submitted to a vote of the Members.

Prepared by **WARD AND SMITH, P.A.**, University Corporate Center, 127 Racine Drive, Post Office
Box 7068, Wilmington, NC 28406-7068

Please return to **WARD AND SMITH, P.A.**, University Corporate Center, 127 Racine Drive, Post
Office Box 7068, Wilmington, NC 28406-7068
Attention: Adam M. Beaudoin

D. Members entitled to at least sixty-seven percent (67%) of all of the votes in the Association voted to adopt the amendment to the Declaration as proposed by the Board of Directors.

E. The Declarant has evidenced its consent to this Amendment as set forth herein.

NOW, THEREFORE, pursuant to the authority above identified and recited, the Association and Members do hereby amend the Declaration as follows:

1. Article VII, Section 29 of the Declaration is hereby amended by adding a new Section 29 as follows:

Section 29. Leasing of Dwelling Units. Nothing contained herein shall prohibit the leasing, renting, licensing, subleasing, or sublicensing of a Dwelling Unit; provided, however, that:

(a) No Dwelling Unit shall be leased or licensed for a period of less than six (6) consecutive months.

(b) All leases and licenses for any Dwelling Unit shall be in writing signed by the Owner and the tenant.

(c) No structure on any Lot other than the Dwelling Unit may be leased or licensed, or otherwise occupied, and no fraction or portion of any Dwelling Unit may be leased or licensed separately from any other portion of the Dwelling Unit.

(d) A true executed copy of any lease or license for a Dwelling Unit shall be provided to the Association prior to the occupancy by the tenant of such Dwelling Unit.

"Leasing" and "Licensing" for purposes of this Declaration, is defined as regular, exclusive occupancy of a Dwelling Unit by any person other than the Owner, or the Immediate Family of the Owner, for which the Owner receives, or the tenant provides, any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. As used in this Declaration, "Immediate Family" shall mean the parents, siblings, grandparents, children, and grandchildren of such Owner.

2. The Amendment shall become effective beginning on the date twelve (12) months from the date of recording this Amendment.

3. Except as expressly provided in the paragraph above, the terms and provisions of the aforesaid Declaration shall continue in full force and effect according to the terms of the same as modified hereby.

IN TESTIMONY WHEREOF, the Association, acting pursuant to the authority above recited, has caused this Amendment to be executed under seal and in such form as to be legally binding, effective the day and year upon recording this Amendment in the office of the Register of Deeds of Beaufort County, North Carolina.

MOSS LANDING PHASE II OWNERS ASSOCIATION,
INC., a North Carolina nonprofit corporation

By: Debra Farrar
Debra Farrar, President

STATE OF North Carolina
COUNTY OF Beaufort

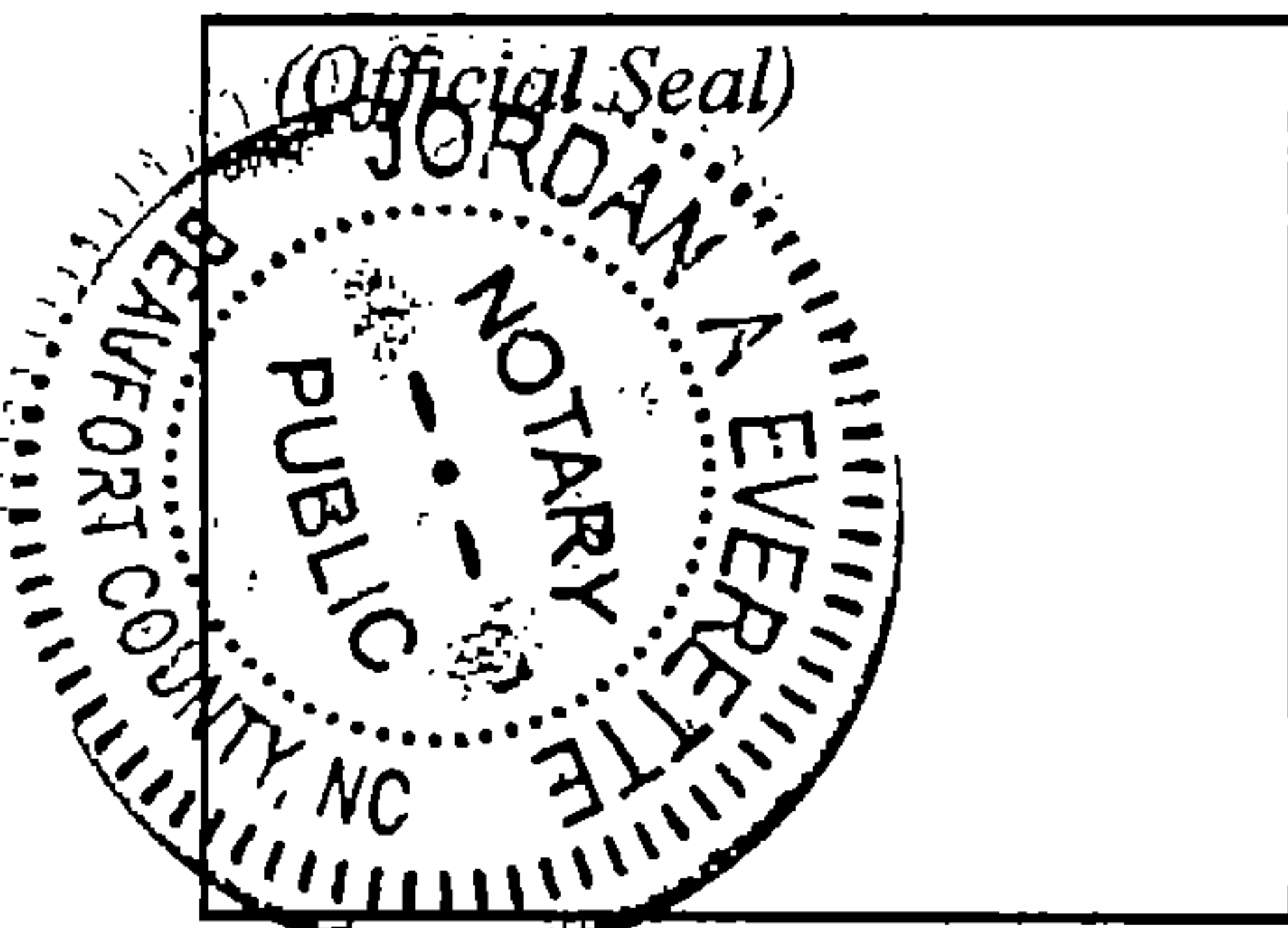
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Debra Farrar, President of Moss Landing Phase II Owners Association, Inc.

Date: 2/14/2024

Jordan A Everett
Signature of Notary Public

Jordan A Everett
Notary's printed or typed name

My commission expires: 8/24/2027



Notary seal or stamp must appear within this box.

Pickup Debra Farrar