

Karen S. Hardesty

Carteret County, NC

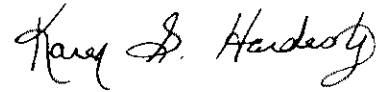
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Prepared by: Michael Lincoln, PA, Attorney at Law
PO Box 4130
Emerald Isle, NC 28594

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

AMENDMENT TO
RESTRICTIVE COVENANTS

THIS AMENDMENT TO RESTRICTIVE COVENANTS made and entered

into effective this 19th day of August, 2020 by:

BLUEWATER COVE HOMEOWNERS ASSOCIATION, INC.

147 White Heron Lane
Swansboro, NC 28584
Carteret County, North Carolina

**AMENDMENT TO
AMENDED DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS
FOR BLUEWATER COVE SUBDIVISION**

The GRANTORS are all of the current Homeowners in Bluewater Cove Subdivision, as set out in Schedule "A" attached hereto and incorporated herein as if fully set out along with the corporate GRANTOR, BLUEWATER COVE HOMEOWNERS ASSOCIATION, INC. hereinbefore set out.

RECITALS

1. The initial DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS for Bluewater Cove Subdivision was recorded November 16, 2001 in Book 923, Page 684 with said subdivision set out in Map Book 30, Page 23 of the Carteret County Registry.
2. The actual first Amended for Bluewater Cove Subdivision was recorded on March 24, 2004 in Book 1046, Page 183.
3. The next Amendment to Restrictive Covenants for Bluewater Cove Subdivision was recorded on September 11, 2009 in Book 1320, Page 497.

4. Further, the Amendment to Restrictive Covenants for Bluewater Cove Subdivision was to include Bluewater Cove Subdivision Section Three (The Oaks at Bluewater Cove), recorded on January 29, 2009 in Book 1296, Page 334.

THIS AMENDED DECLARATION of Covenants, Restrictions, and Easements (hereafter "Declaration") for Bluewater Cove Subdivision, is hereby amended pursuant to the requirements stated in Paragraph 12(d) "GENERAL PROVISIONS: Amendments" for 89 lots as follows:

1. Paragraph 3, Section E of Restrictive Covenants is hereby removed and amended to add and include the following:

(E) "Rules and Regulations concerning the use of the Common Properties may be promulgated and amended by the Board. Copies of such Rules and Regulations shall be furnished by the Board to each Lot Owner, and all amendments and new Rules and Regulations shall be furnished to Lot Owners prior to the time that the amendment or new rule or regulation becomes effective. These rules and regulations shall also apply to the use of the ramp, piers, and associated areas. Specifically, the Association shall enforce the requirement that boats may not exceed 24 feet in length nor may there be any sewage disposal in the Marina."

Homeowners approved by an affirmative vote:

John & Janessa Styron
 Jack & Betty Pruitt
 Diane Lusk
 Rubylene Lambert
 Shannon & Sarah Plaut
 Brooke Pollard
 Shay & Susan Lorencz
 Ricky & Denise Suggs
 Julia Weber
 Bluewater, Incorporated
 Shaun & Amy Short
 Russel Pagget
 Randy & Lisa Shaffer
 Mark & Lisa Johnston
 Phillip & Paige Eilertson
 Derick & PJ Baith
 Sam & Donna Harrell
 Brian & Lindsey Davis
 Dan & Lorna Alderson

Ed & Linda Auld
 Mike & Becky Brown
 Steve & Debbie Hildt
 Dan Simon
 Lela Robinson
 Chris Rosetti
 Jim & Margo Hickman
 Megan Carlton
 Ricky Taylor
 Christopher & Christine Cox
 Mark & Francis Warren
 Martin & Judy Harrell
 Tom & Carissa Collins
 Charles & Geraldine Delu
 Jay & Jessica Ferguson
 Debbie Shelby
 Gus & Cindy Gustufson
 Evelyn Roberts
 Keith & Terry Moore

John & Kira Boyd
 Shane & Jaclyn Powell
 Brenda Futral
 Jeff & Anne Scott
 James & Kathy Veacock
 Mike & Linda Pickard
 Alex & Patty Wrubal
 Steve & Kathy Brink
 William Mason
 Roland & Kim Waters
 Jeff & Teresa Brewer
 Andy & Judy Gauzza
 Dale & Maria Suder
 Susan Goines
 Tony & Stephanie Fox
 Whitney & Laura Brewer
 Family Freedom Group
 Scott & Holly Walker
 John & Pamela Wall
 Mike Markusic

2. Paragraph 6, Section A of Restrictive Covenants is hereby removed and amended to add and include the following:

(A) "The Board of Directors shall appoint a minimum of two (2) Members to serve on the Architectural Control Committee ("Committee") for a term of two (2) years or until their earlier resignation. Upon the expiration of the term of each Member of the Committee, a successor Member shall be appointed by the Board of Directors of the Association to serve for a two (2) year term. The Board of Directors of the Association shall have the right to remove, with or without cause, any Member of Committee appointed by such Board. The Board of Directors of the Association shall also have the right to appoint a successor Member to fill a vacancy on the Committee created by the death, resignation, or removal of a Member appointed by the Board to serve for the unexpired term of such Member."

Homeowners approved by an affirmative vote:

John & Janessa Styron
 Jack & Betty Pruitt
 Diane Lusk
 Rubylene Lambert
 Shannon & Sarah Plaut
 Brooke Pollard
 Shay & Susan Lorencz
 Ricky & Denise Suggs
 Julia Weber
 Bluewater, Incorporated
 Shaun & Amy Short
 Russel Pagget
 Randy & Lisa Shaffer
 Mark & Lisa Johnston
 Phillip & Paige Eilertson
 Derick & PJ Baith
 Sam & Donna Harrell
 Brian & Lindsey Davis
 Dan & Lorna Alderson

Ed & Linda Auld
 Mike & Becky Brown
 Steve & Debbie Hildt
 Dan Simon
 Lela Robinson
 Chris Rosetti
 Jim & Margo Hickman
 Megan Carlton
 Ricky Taylor
 Christopher & Christine Cox
 Mark & Francis Warren
 Martin & Judy Harrell
 Tom & Carissa Collins
 Charles & Geraldine Delu
 Jay & Jessica Ferguson
 Debbie Shelby
 Gus & Cindy Gustufson
 Evelyn Roberts
 Keith & Terry Moore

John & Kira Boyd
 Shane & Jaelyn Powell
 Brenda Futral
 Jeff & Anne Scott
 James & Kathy Veacock
 Mike & Linda Pickard
 Alex & Patty Wrubal
 Steve & Kathy Brink
 William Mason
 Roland & Kim Waters
 Jeff & Teresa Brewer
 Andy & Judy Gauzza
 Dale & Maria Suder
 Susan Goines
 Tony & Stephanie Fox
 Whitney & Laura Brewer
 Family Freedom Group
 Scott & Holly Walker
 John & Pamela Wall
 Mike Markusic

3. Paragraph 8, Section M of Restrictive Covenants is hereby removed and amended to add and include the following:

(M) "Shingles. All shingles used in the construction of any residence and/or garage storage area shall be of architectural design and must be approved by the Architectural Control Committee. The Architectural Committee may allow Solar Roofing in the event a formal architectural request is made in compliance with Covenant 6, Section C. Solar Panels shall not be allowed on the ground, over exterior corridors, or on walls."

Homeowners approved by an affirmative vote:

John & Janessa Styron
 Jack & Betty Pruitt
 Diane Lusk
 Rubylene Lambert
 Shannon & Sarah Plaut
 Brooke Pollard
 Shay & Susan Lorencz
 Ricky & Denise Suggs
 Julia Weber
 Bluewater, Incorporated
 Shaun & Amy Short
 Russel Pagget
 Randy & Lisa Shaffer
 Mark & Lisa Johnston
 Phillip & Paige Eilertson
 Derick & PJ Baith
 Sam & Donna Harrell
 Brian & Lindsey Davis
 Dan & Lorna Alderson

Ed & Linda Auld
 Mike & Becky Brown
 Steve & Debbie Hildt
 Dan Simon
 Lela Robinson
 Chris Roseffi
 Jim & Margo Hickman
 Megan Carlton
 Ricky Taylor
 Christopher & Christine Cox
 Mark & Francis Warren
 Martin & Judy Harrell
 Tom & Carissa Collins
 Charles & Geraldine Delu
 Jay & Jessica Ferguson
 Debbie Shelby
 Gus & Cindy Gustufson
 Evelyn Roberts
 Keith & Terry Moore

John & Kira Boyd
 Shane & Jaclyn Powell
 Brenda Futral
 Jeff & Anne Scott
 James & Kathy Veacock
 Alex & Patty Wrubal
 Steve & Kathy Brink
 William Mason
 Roland & Kim Waters
 Jeff & Teresa Brewer
 Andy & Judy Gauzza
 Dale & Maria Suder
 Susan Goines
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Bluewater Cove Homeowners Association, Inc.

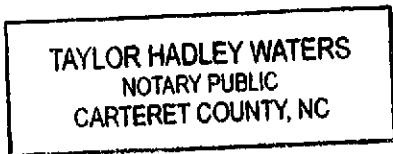
By: Randy Shaffer
Randy Shaffer, President

STATE OF NORTH CAROLINA

COUNTY OF Carteret

I, Taylor Hadley Waters, a Notary Public for the aforesaid County and State, do hereby certify that Randy Shaffer personally came before me this day and acknowledged that he is the President of BLUEWATER COVE HOMEOWNERS ASSOCIATION, INC., a North Carolina Non-Profit Corporation, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by Randy Shaffer, as its President, and attested by Randy Shaffer.

Witness my hand and official seal this 19 day of August 2020.



Taylor Hadley Waters (SEAL)
Notary Public

My Commission Expires: 8-23-2022

Schedule A

John Styron II & Janessa Styron, 101 White Heron Ln
Betty Pruitt, 103 White Heron Lane
Diane Lusk, 105 White Heron Lane
Kenneth Suggs & Jerri Suggs, 107 White Heron Ln
Rubylene Lambert, 109 White Heron Lane
Shannon Plaut & Sarah Plaut, 111 White Heron Ln
Brooke Pollard, 113 White Heron Ln
Henry Gurganus, 115 White Heron Ln
Johnathan Lorenca & Susan Lorencz, 117 White Heron Ln
Rickey Suggs & Barbara Suggs, 119 White Heron Ln
William Evans Trustee, 121 White Heron Ln
Bluewater Associates, 123 White Heron Ln, 125 White Heron Ln,
 105 Lowery Ln, 126 Lowery Ln, 118 Lowery Ln, 116 Lowery Ln
Stephen Kloth, 127 White Heron Ln
Julia Weber, 129 White Heron Ln
Shaun Short & Amy Short, 131 White Heron Ln
Russel Pagget, 133 White Heron Ln
John Ubert & Barbara Ubert, 135 White Heron Ln
Christian Bastin & Pamela Bastin, 137 White Heron Ln
David Sobotta, 139 White Heron Ln
John Parker, 141 White Heron Ln
Randy Shaffer & Lisa Shaffer, 136 White Heron Ln
Mark Johnston & Lisa Johnston, 134 White Heron Ln
Phillip Eilertson & Cynthia Eilertson, 132 White Heron Ln
Derick Baith, 130 White Heron Ln
Samuel Harrell & Donna Harrell, 128 White Heron Ln
Kevin Zachary & Angela Zachary, 126 White Heron Ln
Brian Davis & Lindsey Davis, 124 White Heron Ln
Daniel Alderson & Lorna Alderson, 122 White Heron Ln
Edward Auld III & Linda Auld, 120 White Heron Ln
Michael Brown & Rebecca Brown, 118 White Heron Ln
Steven Walker & Theresa Walker, 116 White Heron Ln
Steven Hildt & Deborah Hildt, 114 White Heron Ln
Donna Barclay, 112 White Heron Ln, 111 Lowery Ln, 113 Lowery Ln
Daniel Simon, 110 White Heron Ln
Margo Lamotta Trustee, 201 Bluewater Cove
Christian Rosetti, 203 Bluewater Cove
Margo Hickman, 205 Bluewater Cove
Donovan Carlton & Megan Carlton, 207 Bluewater Cove

Ricky Taylor, 209 Bluewater Cove
Christopher & Christine Cox, 303 Duck Haven, 305 Duck Haven
Mark Warren & Frances Warren, 307 Duck Haven
Martin Harrell & Judith Harrell, 309 Duck Haven
Sandy Brazuskas, 308 Duck Haven
Tom Collins & Carissa Collins, 304 Duck Haven
Janet Hagedorn, 215 Bluewater Cove
Zachary Wills, 217 Bluewater Cove
Charles Delu & Geraldine Delu, 219 Bluewater Cove
David Ferguson & Jessica Ferguson, 223 Bluewater Cove
Deborah Shelby, 228 Bluewater Cove
Lynn Gustafson & Cindy Gustafson, 226 Bluewater Cove
Evelyn Roberts, 224 Bluewater Cove
Dennis Moore & Terry Moore, 222 Bluewater Cove
John Boyd & Kira Boyd, 220 Bluewater Cove
Acacio Mello & Teresa Mello, 218 Bluewater Cove
Shane Powell & Jaclyn Powell, 216 Bluewater Cove
Phillip Futral, 214 Bluewater Cove
Jeffrey Scott & Anne Scott, 212 Bluewater Cove
James Veacock & Kathleen Veacock, 210 Bluewater Cove
Claude Pickard & Linda Pickard, 208 Bluewater Cove
Alexander Wrubal & Patricia Wrubal, 206 Bluewater Cove
Steven Brink & Kathleen Brink, 202 Bluewater Cove
Joseph Lippy III & Teresa Lippy, 115 Lowery Ln
William Mason, 117 Lowery Ln
Roland Waters & Kimberly Waters, 119 Lowery Ln
Kevin Miller, 121 Lowery Lane
Jeffrey Brewer & Teresa Brewer, 123 Lowery Ln
Andrew Gauzza & Judy Gauzza, 125 Lowery Ln
Omar Suder & Maria Suder, 127 Lowery Ln, 124 Lowery Ln
Scott Murray & LeeAnn Murray, 129 Lowery Ln
Susan Goines, 131 Lowery Lane
Tony Fox & Stephanie Fox, 130 Lowery Ln
William Swinney & Gail Swinney, 128 Lowery Ln
Whitney Brewer, 122 Lowery Ln
Family Freedom Group, 120 Lowery Ln
Scott Walker & Holly Walker, 114 Lowery Ln
John Wall & Pamela Wall, 112 Lowery Ln
Mary Burke, 104 Lowery Ln