

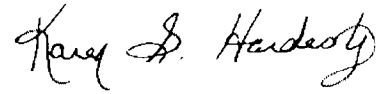
FOR REGISTRATION REGISTER OF DEEDS

Karen S. Hardesty
Carteret County, NC
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Prepared by Michael Lincoln, P.A.
Attorney at Law
P.O. Box 4130
Emerald Isle, NC 28594

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

THIS AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS is hereby made this 1 day of August, 2023, effective May 6, 2023, the date of the Annual Meeting of the Association.

BLUEWATER COVE HOMEOWNERS ASSOCIATION, INC.

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

FOURTH AMENDMENT TO THE 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 out along with BLUEWATER COVE HOMEOWNERS ASSOCIATION INC.

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.

Submitted electronically by "MICHAEL LINCOLN P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Carteret County Register of Deeds.

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.

5. The Subsequent Amendment was actually the Third Amendment to the Declaration for Bluewater Cove Subdivision was recorded on August 21, 2020 in Book 1684, Page 165 of the Carteret County Registry.

THIS AMENDED DECLARATION of Covenants, Restrictions, and Easement (hereinafter "Declaration") for Bluewater Cove Subdivision is hereby amended pursuant to the requirements stated in Paragraph 12 (d) "GENERAL PROVISIONS! Amendments" for 89 Lots as well as the requirements of N.C.G.S §§ 47F-1-102(c) and 47C-2-117(a) as follows:

As approved by the Members voting in the affirmative in person, by Proxy or designated ballot at the May 6, 2023 Annual Meeting of the Members of Bluewater Cove Homeowners Association, Inc.

Paragraph 3(e) now reads as follows:

Rules of Conduct. 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 discharge or dispose of any sewage in the Marina. Boat length within the Marina must be in compliance with any valid CAMA permit unless otherwise expired.

Paragraph 8(l) now reads as follows:

Parking and Storage. All parking and storage within the Subdivision must be done in a manner that maintains harmony and avoids visual blight. Parking or storage of boats, personal watercraft, jet skis, recreational vehicles or other personal property on any undeveloped lot, the side of the road on a lot, or any other location not prescribed herein prohibited. Only one recreational non-commercial boat twenty-six (26) feet in length or less, personal watercraft, or jet skis may be parked in a residential driveway in accordance with the below subparagraph i. Only one recreational vehicle may be parked in a residential driveway in accordance with the below subparagraph ii. The parking or storage of more than one of any of the aforementioned items in a residential driveway is not allowed.

(i) Boats, Personal Watercraft and Jet Skis. One recreational non-commercial boat twenty-six (26) feet in length or less, personal watercraft or jet skis that are in good repair, operational and with current registration, may be parked to the side of the residence in the driveway, with the forward most edge of the trailer tongue no nearer the road than the front of the house. If the residence does not have a driveway extending along its side, the same may be parked in the driveway in front of the house as close to the house as reasonably possible. Any boats, personal watercraft or jet skis stored within the Subdivision must be loaded on a trailer designed for the craft, and the trailer must also be in good repair, operational and with current registration. Accessory equipment including, but not limited to, life preservers, PFDS, coolers, fishing poles, towels, etc., shall be stowed out of sight from the road or neighbors so that the property appears neat and well kept.

(ii) Recreation vehicles. One recreational vehicle that is operational, in good repair, and with current registration, may only be stored in residential driveways that extend along the side of the residence, with the forward edge of the vehicle no nearer the road than the front of the house and nowhere else on the lot. A recreational vehicle is defined as a vehicle designed for temporary camping, traveling, or recreational use that has its own source of power or is towed and no others. Habitation of a Recreational Vehicle as a dwelling within the Association is prohibited.

(iii) Utility Trailers, Empty Boat or Watercraft Trailers and Other Personal Property. Except as provided herein, no utility trailer, empty boat, watercraft trailer or other personal property will be allowed to be stored within the Subdivision unless the same is kept in an enclosed garage or storage area provided for such storage within the Subdivision and in accordance with paragraph 10 of these Covenants.

Paragraph 10 now reads as follows:

Storage Areas. Storage Area 1 is located South of the area labeled "Reserved for Septic System and all components and Cemetery Access" as shown on the Bluewater Cove Subdivision Revised Final of Phase One, Revised Final for Phase Two Plat. Storage Area 2 is labeled "Septic Repair Area and Temporary Boat Storage Area for Phase Three" as shown on the Final of Phase Three The Oaks at Bluewater Cove Subdivision Plat. Storage area 1 may be used by all lot owners for the storage of recreational non-commercial boats twenty-six (26) feet in length or less, personal watercraft, jet skis, and enclosed cargo trailers, and utility trailers. Upon removal of trees from Storage Area 2, this area may also be used by all lot

owners for the storage of recreational vehicles and enclosed cargo trailers. Items stored in either area must be in good repair, operational and with current registration. In the event Carteret County Health Department or other appropriate government agency deems Storage 2 as being necessary to utilize for septic system purposes, all items located in storage 2 shall immediately be removed by the owning member. Storage Area 1 shall then be expanded to accommodate storage for all lot owners. Any boat, personal watercraft or jet skis stored must be loaded on a trailer designed for the craft, and the trailer must also be in good repair, operational and with current registration. Each lot is granted one space within one of the two storage areas on a first come, first served basis. The storage of any other items, to include passenger vehicles or any other personal property, is not allowed in either storage area. Any item stored within either storage area that is not in compliance, considered abandoned, or causing visual blight is subject to removal by the Association at the member's expense thirty (30) days after notification of violation has been given in accordance with the Associations By-Laws if the violation is not resolved.

BLUEWATER COVE HOMEOWNER'S ASSOCIATION, INC.

BY: Andy Gauzza
ANDY GAUZZA, President

STATE OF NORTH CAROLINA COUNTY OF CARTERET

I, Shannon Parker, a Notary Public of the state and county aforesaid, certify that ANDY GAUZZA personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 15th day of August, 2023.

SHANNON PARKER
NOTARY PUBLIC
CARTERET COUNTY, NC

Shannon Parker
Notary Public

My Commission expires: 04-11-2024

Bluewater Cove Homeowners Association, Inc.

Schedule "A"

Record Owners

Owner	Property	Lot #	Mailing Address	Phone	Email
John & Jenesa Styron	101 White Heron Lane	1	101 White Heron Lane Swansboro, NC 28584		
Soundside Properties, LLC	103 White Heron Lane	2	101 White Heron Lane Swansboro, NC 28584		
Diane Lusk	105 White Heron Lane	3	105 White Heron Lane Swansboro, NC 28584		
Kenneth & Jerri Suggs	107 White Heron Lane	4	13108 Meadow Ridge Drive Rougemont, NC 27572		
Rubylene Lambert (ICO Rodney Lambert)	109 White Heron Lane	5	PO Box 104 Calypso, NC 28325		
Candice & Clarence Gardner Jr.	111 White Heron Lane	6	111 White Heron Lane Swansboro, NC 28584		
Aaron & Brooke Pollard	113 White Heron Lane	7	113 White Heron Lane Swansboro, NC 28584		
Howard & Ruth Pinner	115 White Heron Lane	8	115 White Heron Lane Swansboro, NC 28584		
Shay & Susan Lorencz	117 White Heron Lane	9	117 White Heron Lane Swansboro, NC 28584		
Rickey & Denise Suggs	119 White Heron Lane	10	1829 Cole Mill Road Durham, NC 27712		
Darien Teague & Amanda Baer	121 White Heron Lane	11	826 Shadowridge Road Jacksonville, NC 28546		
Bluewater Cove	123 White Heron Lane	12	PO Box 4340 Emerald Isle, NC 28594		
Bluewater Cove	125 White Heron Lane	13	PO Box 4340 Emerald Isle, NC 28594		
Stephen Kloth	127 White Heron Lane	14	11850 Waterstone Loop Drive Windermere, FL 34786		
Julia Weber	129 White Heron Lane	15	PO Box 2169 Fairfax, VA 22031		
Shaun & Amy Short	131 White Heron Lane	16	131 White Heron Lane Swansboro, NC 28584		
Russell Padgett	133 White Heron Lane	17	133 White Heron Lane Swansboro, NC 28584		
Lee Ann & Scott Murray	135 White Heron Lane	18	29936 Clear Water Dr Canyon Lake, CA 92532		
Jay & Deborah Whalen	137 White Heron Lane	19	137 White Heron Lane Swansboro, NC 28584		
William & Brigid Barrett	139 White Heron Lane	20	139 White Heron Lane Swansboro, NC 28584		
William & Carol Scull	141 White Heron Lane	21	141 White Heron Lane Swansboro, NC 28584		
Michael & Jessica Serardini	136 White Heron Lane	25	136 White Heron Lane Swansboro, NC 28584		
Mark and Lisa Johnston	134 White Heron Lane	26	134 White Heron Lane Swansboro, NC 28584		
Philip & Paige Eilertson	132 White Heron Lane	27	132 White Heron Lane Swansboro, NC 28584		
Rand Derek Baith	130 White Heron Lane	28	130 White Heron Lane Swansboro, NC 28584		

Sam & Donna C. Harrell	128 White Heron Lane	29	128 White Heron Lane Swansboro, NC 28584		
Kevin & Angie Zachary	126 White Heron Lane	30	126 White Heron Lane Swansboro, NC 28584		
Brian & Lindsey Davis	124 White Heron Lane	31	124 White Heron Lane Swansboro, NC 28584		
Dan & Lorna Alderson	122 White Heron Lane	32	122 White Heron Lane Swansboro, NC 28584		
Ed & Linda Auld	120 White Heron Lane	33	120 White Heron Lane Swansboro, NC 28584		
Mike & Becky Brown	118 White Heron Lane	34	118 White Heron Lane Swansboro, NC 28584		
Brian & Teresa Walker	116 White Heron Lane	35	116 White Heron Lane Swansboro, NC 28584		
Steve and Debbie Hildt	114 White Heron Lane	36	114 White Heron Lane Swansboro, NC 28584		
Donna Barclay	112 White Heron Lane	37	9412 Palm Bay Circle Raleigh, NC 27617		
Sammy & Carrie Cassou	110 White Heron Lane	38	110 White Heron Lane Swansboro, NC 28584		
Leila Robinson	201 Bluewater Cove	39	201 Bluewater Cove Swansboro, NC 28584		
Chris Rosetti	203 Bluewater Cove	40	203 Bluewater Cove Swansboro, NC 28584		
Jim & Margo Hickman	205 Bluewater Cove	41	205 Bluewater Cove Swansboro, NC 28584		
Megan & Donovan Carlton	207 Bluewater Cove	42	495 West Firetower Rd. Swansboro, NC 28584		
Ricky Taylor	209 Bluewater Cove	43	209 Bluewater Cove Swansboro, NC 28584		
Christopher & Christine Cox	303 Duck Haven	44	303 Duck Haven Swansboro, NC 28584		
Christopher & Christine Cox	305 Duck Haven	45	303 Duck Haven Swansboro, NC 28584		
Mark & Frances Warren	307 Duck Haven	46	307 Duck Haven Swansboro, NC 28584		
Martin & Judy Harrell	309 Duck Haven	47	309 Duck Haven Swansboro, NC 28584		
Jonathan Lennon	308 Duck Haven	48	308 Duck Haven Swansboro, NC 28584		
Chris & Amanda Madden	306 Duck Haven	49	304 Duck Haven Swansboro, NC 28584		
Chris & Amanda Madden	304 Duck Haven	50	304 Duck Haven Swansboro, NC 28584		
Gregory & Kelly Clarke	215 Bluewater Cove	51	722 Cedar Point Blvd PMB 317 Cedar Point , NC 28584		
Aric Lee Oostra	217 Bluewater Cove	52	217 Bluewater Cove Swansboro, NC 28584		
Noel Jackson	219 Bluewater Cove	53	219 Bluewater Cove Swansboro, NC 28584		
Jay & Jessica Ferguson	223 Bluewater Cove	54	223 Bluewater Cove Swansboro, NC 28584		
Tracey Watson	228 Bluewater Cove	55	228 Bluewater Cove Swansboro, NC 28584		
Gus and Cindy Gustafson	226 Bluewater Cove	56	226 Bluewater Cove Swansboro, NC 28584		

Evelyn Roberts	224 Bluewater Cove	57	417 Palace Green Cary, NC 27518		
Jason & Carrie Hunt	222 Bluewater Cove	58	222 Bluewater Cove Swansboro, NC 28584		
John & Kira Boyd	220 Bluewater Cove	59	220 Bluewater Cove Swansboro, NC 28584		
Teresa & Acacio Mello	218 Bluewater Cove	60	13 DaCosta Dr Newington, CT 06111		
Shane & Jaclyn Powell	216 Bluewater Cove	61	216 Bluewater Cove Swansboro, NC 28584		
Brenda Futral	214 Bluewater Cove	62	214 Bluewater Cove Swansboro, NC 28584		
Jeff & Anne Scott	212 Bluewater Cove	63	212 Bluewater Cove Swansboro, NC 28584		
James & Kathleen Veacock	210 Bluewater Cove	64	210 Bluewater Cove Swansboro, NC 28584		
Mike & Linda Pickard	208 Bluewater Cove	65	208 Bluewater Cove Swansboro, NC 28584		
Alex & Patty Wrubel	206 Bluewater Cove	66	325 Silver Landing Road Swansboro, NC 28584		
Steven & Kathy Brink	204 Bluewater Cove	67	204 Bluewater Cove Swansboro, NC 28584		
Steven & Kathy Brink	202 Bluewater Cove	68	204 Bluewater Cove Swansboro, NC 28584		
Robert Dawson, III & Michelle Dawson, Trustees	105 Lowery Lane	70	2765 Cockspur Lane Dumfries, VA 22026		
Donna Barclay	111 Lowery Lane	71, 72	9412 Palm Bay Circle Raleigh, NC 27617		
Donna Barclay	113 Lowery Lane	73	9412 Palm Bay Circle Raleigh, NC 27617		
Josh & Teresa Lippy	115 Lowery Lane	74	115 Lowery Lane Swansboro, NC 28584		
William Mason	117 Lowery Lane	75	117 Lowery Lane Swansboro, NC 28584		
Rowland & Kimberly Waters	119 Lowery Lane	76	118 Lowery Ln Swansboro, NC 28584		
Kevin & Shannon Miller	121 Lowery Lane	77	121 Lowery Lane Swansboro, NC 28584		
Jeffrey & Teresa Brewer	123 Lowery Lane	78	123 Lowery Lane Swansboro, NC 28584		
Andrew & Judith Gauzza	125 Lowery Lane	79	125 Lowery Lane Swansboro, NC 28584		
Dale & Lucy Suder	127 Lowery Lane	80	127 Lowery Lane Swansboro, NC 28584		
Lee Ann & Scott Murray	129 Lowery Lane	81	29936 Clear Water Dr Canyon Lake, CA 92532		
Susan Goines	131 Lowery Lane	82	131 Lowery Lane Swansboro, NC 28584		
Tony & Stephanie Fox	130 Lowery Lane	83	130 Lowery Lane Swansboro, NC 28584		
Holly & James Altman Jr	128 Lowery Lane	84	141 Junius Drive Newport, NC 28570		
Russell & Angela Padgett	126 Lowery Lane	85	133 White Heron Lane Swansboro, NC 28584		
Susan Goines	124 Lowery Lane	86	131 Lowery Lane Swansboro, NC 28584		

Kevin McCann	122 Lowery Lane	87	163 Midessa Dr Middletown, DE 19709		
Matthew & Christine Pugh	120 Lowery Lane	88	321 Catamaran Rd Swansboro, NC 28584		
Rowland & Kimberly Waters	118 Lowery Lane	89	118 Lowery Ln Swansboro, NC 28584		
Zachary & Lynn Wallace	116 Lowery Lane	90	116 Lowery Lane Swansboro, NC 28584		
Scott & Holly Walker	114 Lowrey Lane	91	114 Lowrey Lane Swansboro, NC 28584		
Jason & Elizabeth Wimer	112 Lowery Lane	92	112 Lowery Lane Swansboro, NC 28584		
Mary Burke	104 Lowery Lane	93	112 White Heron Lane Swansboro, NC 28584		