

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
November 2, 2023 10:12:50 AM
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FILE # 1813061

Karen S. Hardesty

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

THIS AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS is hereby made this 31st day of October, 2023, effective January 16, 2021, the date of the Special Meeting of Members of the Association.

BLUEWATER COVE HOMEOWNERS ASSOCIATION, INC.

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

SEVENTH ACTUAL AMENDMENT TO THE DECLARATION
OF COVENANTS, RESTRICTIONS AND
EASEMENTS FOR BLUEWATER COVE SUBDIVISION

The GRANTORS are all of the homeowners in Bluewater Cove subdivision at the time of the Special Meeting, 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 19, 2021 in Book 923, Page 684, with said subdivision set out in Map Book 30, Page 23 of the Carteret County Registry.
2. The initial Amendment to Restrictive Covenants 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 to include Bluewater Cove Subdivision, Section Three (The Oaks at Bluewater Cove), recorded on January 29, 2009 in Book 1296, Page 334.
4. The further Amendment to Restrictive Covenants for Bluewater Cove Subdivision was recorded on September 11, 2009 in Book 1320, Page 497.
5. The next Amendment to Restrictive Covenants for Bluewater Cove Subdivision was recorded on June 24, 2018 in Book 1609, Page 204.
6. The next Amendment to Restrictive Covenants for Bluewater Cove Subdivision was recorded on August 21, 2020 in Book 1684, Page 165 of the Carteret County Registry.
7. The most recent Amendment to Restrictive Covenants for Bluewater Cove Subdivision was recorded on August 7, 2023 in Book 1806, Page 62. Even though it was denominated as the Fourth Amendment, it was actually the Sixth Amendment.

THIS AMENDED DECLARATION of Covenants, Restrictions, and Easements (hereinafter "Declaration") for Bluewater Cove Subdivision is hereby amended pursuant to the requirements stated in Paragraph 12 (d) "GENERAL PROVISIONS: Amendments" for the prior 89 Lots now being 87 Lots as well as the requirements of N.C.G.S 47F-1-102(c) and 47C-2-117(a) as follows:

Paragraph 1(d) now reads as follows:

"Lot" shall mean and refer to any numbered plot of land shown on any recorded Subdivision map of any portion of the properties, which numbered Lot is intended to be conveyed for the purpose of allowing construction thereon of a single-family home. Additionally, Lots 67 and 68 shall become one (1) numbered Lot, now referred to as Lot 67 on the amended recorded Subdivision map and Lots 49 and 50 shall become one (1) numbered Lot, now referred to as Lot 49 on the amended recorded Subdivision map. If an owner chose or chooses to combine multiple Lots into a single Lot, then this subsection shall not apply to that situation or combination.

This the 31st day of October, 2023

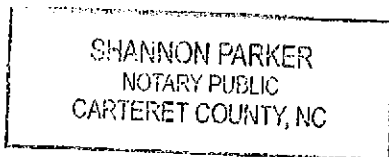
BLUEWATER COVE HOMEOWNERS ASSOCIATION, INC.

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 31st day of October, 2023.



Shannon Parker
Notary Public

My Commission expires: 04/11/2024

Bluewater Cove Homeowners Association, Inc.					
Schedule "A"					
Owner	Property	Lot #	Owner	Property	Lot #
John & Jenesa Styron	101 White Heron Lane	1	John Lennon	308 Duck Haven	48
Soundside Properties, LLC	103 White Heron Lane	2	Chris & Amanda Madden	306 Duck Haven	49
Diane Lusk	105 White Heron Lane	3	Gary & Janet Reynolds	215 Bluewater Cove	51
Kenneth & Jerri Suggs	107 White Heron Lane	4	Zachary Wills	217 Bluewater Cove	52
Rubylene Lambert (ICO Rodney Lambert)	109 White Heron Lane	5	Charles & Geraldine Delu	219 Bluewater Cove	53
Shannon & Sarah Plaut	111 White Heron Lane	6	Jay & Jessica Ferguson	223 Bluewater Cove	54
Aaron & Brooke Pollard	113 White Heron Lane	7	Deborah Shelby	228 Bluewater Cove	55
Henry Gurganus	115 White Heron Lane	8	Gus and Cindy Gustafson	226 Bluewater Cove	56
Shay & Susan Lorencz	117 White Heron Lane	9	Evelyn Roberts	224 Bluewater Cove	57
Rickey & Denise Suggs	119 White Heron Lane	10	Dennis & Terry & Moore	222 Bluewater Cove	58
Darien Teague & Amanda Baer	121 White Heron Lane	11	John & Kira Boyd	220 Bluewater Cove	59
Bluewater Associates	123 White Heron Lane	12	Teresa & Acacio Mello	218 Bluewater Cove	60
Bluewater Associates	125 White Heron Lane	13	Shane & Jaclyn Powell	216 Bluewater Cove	61
Stephen Kloth	127 White Heron Lane	14	Brenda Futral	214 Bluewater Cove	62
Julia Weber	129 White Heron Lane	15	Jeff & Anne Scott	212 Bluewater Cove	63
Shaun & Amy Short	131 White Heron Lane	16	James & Kathleen Veacock	210 Bluewater Cove	64
Russell Padgett	133 White Heron Lane	17	Mike & Linda Pickard	208 Bluewater Cove	65
John & Barbara Ubert	135 White Heron Lane	18	Alex & Patty Wrubel	206 Bluewater Cove	66
Christian & Pamela Bastin	137 White Heron Lane	19	Steven & Kathy Brink	204 Bluewater Cove	67
David & Glenda Sobatta	139 White Heron Lane	20	Bluewater Associates	105 Lowery Lane	70
William & Carol Scull	141 White Heron Lane	21	Donna Barclay	109 Lowery Lane	71
Randy & Lisa Shaffer	136 White Heron Lane	25	Donna Barclay	111 Lowery Lane	72
Mark and Lisa Johnston	134 White Heron Lane	26	Donna Barclay	113 Lowery Lane	73

Philip & Paige Eilertson	132 White Heron Lane	27	Josh & Teresa Lippy	115 Lowery Lane	74
Rand Derek Baith	130 White Heron Lane	28	William Mason	117 Lowery Lane	75
Sam & Donna C. Harrell	128 White Heron Lane	29	Rowland & Kimberly Waters	119 Lowery Lane	76
Kevin & Angie Zachary	126 White Heron Lane	30	Kevin & Shannon Miller	121 Lowery Lane	77
Brian & Lindsey Davis	124 White Heron Lane	31	Jeffrey & Teresa Brewer	123 Lowery Lane	78
Dan & Lorna Alderson	122 White Heron Lane	32	Andrew & Judith Gauzza	125 Lowery Lane	79
Ed & Linda Auld	120 White Heron Lane	33	Dale & Lucy Suder	127 Lowery Lane	80
Mike & Becky Brown	118 White Heron Lane	34	Lee Ann & Scott Murray	129 Lowery Lane	81
Brian & Teresa Walker	116 White Heron Lane	35	Susan Goines	131 Lowery Lane	82
Steve and Debbie Hildt	114 White Heron Lane	36	Tony & Stephanie Fox	130 Lowery Lane	83
Donna Barclay	112 White Heron Lane	37	William & Gail Swinney	128 Lowery Lane	84
Dan Simon	110 White Heron Lane	38	Bluewater Associates	126 Lowery Lane	85
Leila Robinson	201 Bluewater Cove	39	Dale & Lucy Suder	124 Lowery Lane	86
Chris Rosetti	203 Bluewater Cove	40	Whitney & Laura Brewer	122 Lowery Lane	87
Jim & Margo Hickman	205 Bluewater Cove	41	Family Freedom Group LLC	120 Lowery Lane	88
Megan & Donovan Carlton	207 Bluewater Cove	42	Bluewater Associates	118 Lowery Lane	89
Ricky Taylor	209 Bluewater Cove	43	Bluewater Associates	116 Lowery Lane	90
Christopher & Christine Cox	303 Duck Haven	44	Scott & Holly Walker	114 Lowrey Lane	91
Christopher & Christine Cox	305 Duck Haven	45	John & Pamela Wall	112 Lowery Lane	92
Mark & Frances Warren	307 Duck Haven	46	Mary Burke	104 Lowery Lane	93
Martin & Judy Harrell	309 Duck Haven	47			