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2015011117

FOR REGISTRATION REGISTER OF DEEDS  
TAMMY THEUSCH BEASLEY  
NEW HANOVER COUNTY, NC  
2015 APR 21 03 13 12 PM  
BK 5882 PG 2803-2806 FEE \$26 00

INSTRUMENT # 2015011117

Document Prepared By & Returned to: Charles D. Meier, <sup>\*</sup>Marshall, Williams & Gorham, LLP  
P.O. Drawer 2088, Wilmington, NC 28402

Amendment language prepared by: Masonboro Woods Homeowners Association, Inc.

STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

**AMENDMENT TO THE DECLARATION OF  
MASONBORO WOODS**

This Amendment to the Declaration of Masonboro Woods ("Amendment") is made and entered into as of this 21<sup>st</sup> day of April, 2015 by Masonboro Woods Homeowners Association, Inc. a North Carolina nonprofit corporation ("Association").

**WITNESSETH:**

A. The Association is the property owners' association charged with the responsibility for the operation of that certain real property known as Masonboro Woods located in New Hanover County, North Carolina, and described in a Declaration recorded in Book 2624, Page 739, New Hanover County Register of Deeds ("Declaration"), as may have been previously amended from time to time, including, but not limited to, the addition of real property subject to said Declaration, this Amendment being effective and applicable to all such additions.

B. Said Declaration provides in Article XI, Section 4, that the Declaration can be amended by an instrument signed by Owners of not less than 66 2/3% of the Members, Lot/Unit Owners approving the Amendment.

C. The Amendment set forth below has been adopted by an instrument (BALLOT) signed by Owners of not less than 66 2/3% of the Members, Lot/Unit Owners, and has otherwise been properly adopted and

approved as required by the Declaration, Bylaws and Articles of Incorporation, as applicable. The original ballots signed by not less of 66 2/3% of the Owners approving the Amendment are in the possession of the undersigned President, Jamie S. Immordino, 4720 Marsh Wood Dr., Wilmington, NC 28409

D. That the President or Vice President of the Association has been duly authorized and empowered to execute this Amendment and to cause the same to be recorded in the New Hanover County Register of Deeds as the binding act of the Association, its Members, Lot/Unit Owners and Board of Directors.

Now therefore, in consideration of the recitals set forth above, and as the act and deed of the Association, its Members, Lot/Unit Owners and Board of Directors, the Declaration is hereby amended and modified as set forth below:

1. By deleting **ARTICLE V, COVENANT FOR MAINTENANCE ASSESSMENTS**, Section 2(i) in its entirety.
2. By deleting **ARTICLE VI, USE PROVISIONS AND RESTRICTIONS, Section 12, Exterior Antennae and Aerials**, in its entirety and inserting in lieu thereof the following:

Exterior radio and television aerials and/or TV satellite dishes for reception of commercial broadcasts shall be permitted in the subdivision. No other aerials (for example, without limitations, amateur short wave or ship to shore) shall be permitted in the subdivision without prior permission of the Declarant, or assigns, as to design, appearance and location.

3. By deleting **ARTICLE VI, USE PROVISIONS AND RESTRICTIONS, Section 18**, in its entirety and inserting in lieu thereof the following:

Parking shall occur in garages or paved driveways areas. Temporary parking shall be allowed in and on the streets. The Declarant, or assigns, shall have the sole discretion to determine if there has been a violation of this restriction.

4. By deleting **ARTICLE VI, USE PROVISIONS AND RESTRICTIONS, Section 19**, in its entirety and inserting in lieu thereof the following.

Allow one space on each Lot, to be placed in the backyard behind a 6' privacy fence for recreational vehicles such as motor homes (35'),

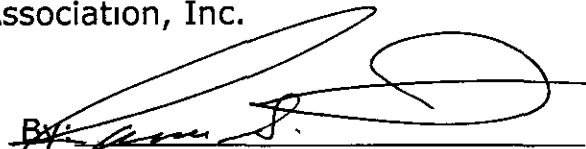
trailers (25'), boats or watercraft (up to 25'), all-terrain vehicles, yard art and the like with written permission of the Architectural Committee. Prior to March 20, 2015, any Association member shall be able to maintain the original agreement as set with the Association, in regard to boats, trailers and recreational vehicles.

END OF AMENDMENTS

Except as amended, the Declaration, as may have been previously amended, shall remain in full force and effect.

The undersigned, being the President of the Association, does, by his/her execution hereof, certify that this Amendment was duly adopted by an instrument (BALLOT) signed by not less than 66 2/3% of the Owners approving the Amendment, was duly adopted by a vote of the Board of Directors (if required), and that all the procedures, steps and requirements necessary to amend said Declaration have been complied with, the day and year first above written.

Masonboro Woods Homeowners Association, Inc.


  
By: \_\_\_\_\_  
Jamie S. Immordino, President

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STATE OF NORTH CAROLINA  
COUNTY OF New Hanover

I, A. Francine Mitchell Skinner, notary public, do hereby certify that Jamie S. Immordino personally appeared before me this day and acknowledged that he/she is President of the Association and that he/she, being authorized to do so, executed the foregoing on behalf of the Association.

Witness my hand and official seal this the 21<sup>st</sup> day of April, 2015.

(Notary Seal)

  
Notary Public  
My Commission Expires: 04/29/2018

A. FRANCINE MITCHELL SKINNER  
NOTARY PUBLIC  
NEW HANOVER COUNTY, NC  
My Commission Expires 04/29/2018



TAMMY THEUSCH BEASLEY  
REGISTER OF DEEDS, NEW HANOVER  
216 NORTH SECOND STREET

WILMINGTON, NC 28401

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Recorder: JOHNSON, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

**\*2015011117\***

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