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Pender County North Carolina
Sharon Lear Willoughby, Register of Deeds
BK 4644 PG 1151 - 1153 (3)

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CREEKSIDE SUBDIVISION

STATE OF NORTH CAROLINA

COUNTY OF PENDER

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CREEKSIDE SUBDIVISION are made this the 2 day of June 2017 by PENDER CREEKSIDE, LLC, a North Carolina limited liability company ("Declarant").

WITNESSETH:

WHEREAS, The Declarant caused to be filed in the Pender County Registry a certain document entitled, "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CREEKSIDE SUBDIVISION" ("Covenants") in Deed Book 4017, Page 207 of said Registry; and

WHEREAS, the Declarant maintains exclusive control of all Creekside Subdivision matters during the Declarant Control period as defined in the Covenants and further set forth in Section 4.5.2 and 4.5.3 of the Covenants; and

WHEREAS, as of the date first written above, the Declarant Control period has not terminated and the Declarant's Class B membership as set forth in the Covenants remains in full force and effect; and

WHEREAS, Declarant now wishes to amend the Covenants and hereby consents to the following amendment to the Covenants and further shall be binding on their successors in interest.

NOW THEREFORE, in accordance with the recitals which by this reference are made a substantive part hereof, the Declarant, Pender Creekside, LLC, makes the following amendment to the Covenants:

YOW, FOX & MANNEN
WILMINGTON, NC



1. Section 9.1.5 is amended as to add vinyl siding as an approved exterior siding material for any structure constructed in the subdivision. No other changes or alterations are hereby made to this section of the Covenants.

2. Each Lot hereafter built upon shall be required to sod the front yard before completion of construction and furthermore said Lots shall install an irrigation system throughout the front yard before the sod is installed subject to the approval of the Declarant or its' successors and/or assigns or in the alternative the Architectural Control Committee for the subdivision.

This amendment is made subject to the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CREEKSIDE SUBDIVISION recorded in Book 4017, Page 207 of the Pender County Registry, together with any amendments thereto, and subject to all easements, restrictions, covenants and conditions that shall burden and be appurtenant to and run with said land and further shall be binding on all parties now or hereafter owning said real property and their respective heirs, successors, and assigns, having any right, title or interest in the properties described herein and shall inure to the benefit of each owner thereof and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the Declarant, Pender Creekside, LLC has caused this Amendment to be duly executed by its' member who has set his hand and seal, the day and year first above written.

PENDER CREEKSIDE, LLC

By:  (SEAL)

LEA Holdings Inc. -Member/Manager

Bert L. Lea Jr., President

STATE OF NORTH CAROLINA

COUNTY OF Pender

I, Linda C Rouleau, A NOTARY PUBLIC OF SAID STATE AND COUNTY ABOVE, CERTIFY THAT Bert L Lea Jr., MEMBER/MANAGER OF PENDER CREEKSIDE, LLC PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT IN THE CAPACITY INDICATED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 2 DAY OF JUNE, 2017.

Linda C Rouleau

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4.18.18

