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BY: CAROL HUGHLEY
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2017016483

NEW HANOVER COUNTY, NC

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00

Prepared By & Return to:

Charles D. Meier, Marshall, Williams & Gorham, LLP
P.O. Drawer 2088, Wilmington, NC 28402

STATE OF NORTH CAROLINA
COUNTY OF NORTH CAROLINA

AMENDMENT TO THE DECLARATION OF OCEANA

This Amendment to the Declaration of Oceana ("Amendment") is made and entered into as of this 19 day of MAY, 2017 by Oceana Owners 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 Oceana located in New Hanover County, North Carolina, and described in a Declaration recorded in Book 1756, Page 0277, 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 XIII, Section 4, that the Declaration can be amended by an affirmative vote of not less than 66.66% of the Lot Owners.

C. The Amendment set forth below has been adopted by an affirmative vote of not less than 66.66% of the Lot Owners, in person, by proxy, or by ballot, and has otherwise been properly adopted and approved

as required by the Declaration, Bylaws and Articles of Incorporation, as applicable.

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 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 Owners and Board of Directors, the Declaration is hereby amended and modified as set forth below:

1. By deleting the first sentence of ARTICLE V, COVENANT FOR MAINTENANCE ASSESSMENTS, Section 6. Notice and Quorum for Any Action Authorized Under Sections 3 and 4, in its entirety, and inserting in lieu thereof the following: "Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all Members not less than ten (10) days nor more than fifty (50) days in advance of the meeting. To the fullest extent allowed by law, electronic communication shall be considered sufficient notice to the Members of any meeting, ballot vote in lieu of a meeting, or any other communication to a Member or a Director required to be given in writing, unless the Member or Director has filed with the Secretary of the Association a written notice requesting notice by other reasonable means."

2. By deleting the last sentence of ARTICLE VI, DESIGN AND ARCHITECTURAL CONTROL, Section 5. Structural Improvements, Paragraph (c) Square Footage of Enclosed Dwelling Area, in its entirety and inserting in lieu thereof the following: "The maximum allowable square footage shall be that which is permissible within local, state or federal guidelines."

3. By deleting paragraph (f) Exterior Antennae and Aerials, contained in ARTICLE VII, HABITABILITY PROVISIONS, Section 1. Maintenance Standards, in its entirety and inserting in lieu thereof the following: "Exterior radio and television antennae and aerials and satellite receiving dishes for reception of commercial broadcasts shall be permitted in the Subdivision; and no other aerials (for example, without limitation, amateur short wave or ship to shore) shall be permitted in the Subdivision without prior permission of the Committee, or assigns, as to design, appearance and location.

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 affirmative vote of at least 66.66% of Lot Owners of the Association in person, by proxy, or by ballot, 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.

Oceana Owners Association, Inc.

By: [Signature]
Printed name: STEVEN A. CASEY
President

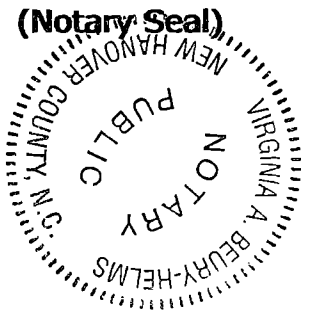
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STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, Virginia A. Beury-Helms, notary public, do hereby certify that Steven M. Casey (name of officer), 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 19 day of May, 2017.

[Signature]
Notary Public
My Commission Expires: 8-31-19



TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
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Real Property \$26.00
Recorder: CAROL HUGHLEY
Document No: 2017016483

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