





NORTH CAROLINA

Prepared by and return to:

Michael C. Casey, PLLC

DARE COUNTY

PO Box 28, Nags Head, NC 27959

Supplemental Declaration of Restrictive Covenants for Roanoak Village P.U.D.

THIS SUPPLEMENT TO DECLARATION OF RESTRICTIVE COVENANTS is made this the 17th day of March, 2005 by the ROANOAK VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., a North Carolina Corporation (hereinafter the "Association").

WITNESSETH:

THAT WHEREAS, certain common areas of the planned unit development known as "Roanoak Village Planned Unit Development" as shown on that map or plat entitled "Roanoak Village P.U.D., Manteo, Nags Head Township, Dare County, North Carolina", prepared by Seaboard Surveying & Planning, Inc., recorded in Plat Cabinet D, Slide 338, Dare County Public Registry, and as said map may be amended from time to time, are the responsibility of the Association; and

WHEREAS, the Association, as the successor in interest to the Declarant is the entity authorized to amend the Declarations of Restrictive Covenants for Roanoak Village P.U.D. filed originally at Deed Book 1139 at Page 872 and as amended from time to time (hereinafter the "Declarations") pursuant to Paragraph 16 of the Declarations and the Bylaws of the Association; and

WHEREAS, at a duly constituted meeting of the Association held on February 22, 2005 it was unanimously approved by the members of the



Association that Paragraph 15 of the Declarations by amended to allow the Association to collect annual assessments and to levy periodic special assessments for the maintenance of the common areas of Roanok Village P.U.D. that are the responsibility of the Association;

NOW, THEREFORE, the Association does by this instrument does hereby amend Paragraph 15 of the Declarations to include the following provisions:

(b) The owner of any lot or lots in the Development shall automatically be a member of the Association. Every person or entity whom purchases an interest in any lot in the Development shall be subject to the assessments of the Association. However, any person or entity who holds an interest merely as security for the performance of an obligation shall not be a member of the Association.

(c) Every owner of property within the Development, by acceptance of any instrument of conveyance of property within said Development, whether or not such instrument of conveyance shall expressly provide therefore, shall be deemed to covenant and agree to pay to the Association:

1. Annual assessments or charges.

There may be an annual assessment assessed by the Board of Directors in such amount as may be required to satisfy the requirements of these restrictive covenants or maintain the Development in a suitable state of repair.

2. Special Assessments.

In addition to the annual assessment authorized above, the Association may levy a special assessment required to satisfy the requirements of these restrictive covenants or maintain the Development in suitable state of repair.

3. Limitations

Annual assessments and charges may not exceed \$100 in any given year. Assessments exceeding \$100 or assessments for any



special projects must be approved majority vote of the Property Owners.

(d) Completed Requirements: The requirements contained in this Article shall be first met before an owner of a Lot shall be deemed in good standing and entitled to vote at any annual or special meeting of members.

IN TESTIMONY WHEREOF, the Roanok Village Property Owners' Association, Inc. has caused this Supplemental Declaration of Restrictive Covenants to be executed in its corporate name by its President this the 17th day of March, 2005.

ROANOAK VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

By: Michael Yelle
President

STATE OF NORTH CAROLINA, DARE COUNTY

I, Michael C Casey, a Notary Public of the County and State aforesaid, do hereby certify that MICHAEL YELLE, personally appeared before me this day and acknowledged that he is President of ROANOKE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., a corporation, and acknowledged, on behalf of ROANOKE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18 day of March, 2005.

My Commission Expires:



Michael C Casey
Notary Public

NORTH CAROLINA, DARE COUNTY

The Foregoing Certificate(s) of Michael C. Casey notary public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

BARBARA M. GRAY
REGISTER OF DEEDS FOR DARE COUNTY, NC

By: Barbara M. Gray
Deputy/Assistant Register of Deeds



Exhibit to Supplemental Declaration of Restrictive Covenants

The Roanoke Village Property Owners' Association, Inc. may be contacted at:

Post Office Box 2042
Manteo, NC 27954