

NORTH CAROLINA, CARTERET COUNTY  
The foregoing certificate(s) of Notary Public(s) is/are  
certified to be correct. This instrument and this certifi-  
cate are duly registered at the date and time and in  
the Book and Page shown on the first page hereof.

Melanie Arthur, Register of Deeds  
*Melanie Arthur*  
Asst./Deputy, Register of Deeds

Melanie Arthur 3P  
CARTERET COUNTY  
JL Date 03/10/2005 Time 16:52:34  
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PREPARED BY: JAMES W. THOMPSON, Attorney At Law, 1207-A Arendell Street, Morehead City, North Carolina 28557

STATE OF NORTH CAROLINA  
COUNTY OF CARTERET

FOURTH AMENDMENT  
TO DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS, RESTRICTIONS, CHARGES, LIENS, AND  
RESERVATIONS  
FOR  
"STANTON LANDING"  
A RESIDENTIAL COMMUNITY

(Preliminary Note: This Fourth Amendment results in a reduction in the initial annual dues for the 2005 first fiscal year of the Stanton Landing Dock Lot Owners Association whose members are owners of "Dock Lots" annexed to the Stanton Landing regime by the Second Amendment and made subject to a Supplemental Declaration contained therein.

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS, RESTRICTIONS, CHARGES, LIENS, AND RESERVATIONS  
FOR STANTON LANDING is made on this 10<sup>th</sup> day of MARCH, 2005 by U.S.F.,  
LLC, a North Carolina Limited Liability Company, hereinafter referred to as the "Declarant".

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(3)

WITNESSETH:

THAT WHEREAS, the Declarant is the developer of that subdivision known as "Stanton Landing", a residential single-family subdivision located along the east bank of the Intracoastal Waterway in Carteret County, a plat of Phase 1 thereof being recorded in map book 30, page 206; a plat of the Phase 2 being recorded in map book 30, page 344; a plat of Phase 3-A being recorded in map book 30, page 661; and a plat of Phase 3-B being recorded in map book 30, page 660, Carteret Registry. In connection with such development, Declarant did execute and record a document entitled "Declaration of Covenants, Conditions, Easements, Restrictions, Charges, Liens, and Reservations - Stanton Landing", recorded in book 969, page 93, Carteret County Registry (hereafter "Declaration of Covenants"), which affects the lots in said development made subject thereto; and,

WHEREAS, pursuant to Article 2.2.1 of the Declaration of Covenants, Declarant executed a "Second Amendment" (book 1094, page 470) to said Declaration which annexed lots 1 through 10, Block C, Section III, Sea Gate Subdivision, map book 11, page 22, Carteret Registry, to the common scheme of development at Stanton Landing Subdivision (hereafter "Dock Lots") but imposed upon said Lots separate covenants, conditions, and restrictions as set forth in a "Supplemental Declaration" beginning on page 4 thereof; and,

WHEREAS, the Supplemental Declaration created the Stanton Landing Dock Lot Owners Association in paragraph 14 thereof, and in subparagraph d.(i) established annual dues for the first fiscal year beginning January 1, 2005 at \$600.00 per Dock Lot Interest; and,

WHEREAS, the insurance premium per Dock Lot Interest for the first fiscal year has been reduced from \$400.00 to \$288.00 per Dock Lot Interest, and an amendment reflecting such reduction is appropriate to be made.

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NOW, THEREFORE, pursuant to Declarant's reserved right to amend the Supplemental Declaration as set forth in paragraph 17 thereof, the Declarant hereby amends the same as follows:

1. Paragraph 14 d (i) of the Supplemental Declaration described above, as the same pertains to the annual dues for the first fiscal year beginning January 1, 2005, is hereby amended to read ". . . . \$488.00 per Dock Lot Interest, payable annually in advance. This amount includes the initial year's insurance premium attributable to a Dock Lot Interest in the amount of \$288.00."
2. This Amendment pertains to Dock Lots only and not to any other Stanton Landing lots.

WHEREFORE, the undersigned Declarant has executed its official signature on the date first above written and for the purpose expressed herein.

U.F.S., LLC

  
Gary A. Hill, Sr., Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF CARTERET

I, Paula Beeker, a Notary Public of the County and State aforesaid, certify that Gary A. Hill, Sr. personally appeared before me this day and acknowledged that he is the Member/Manager of U.F.S., LLC, a North Carolina limited liability company, that by authority duly given and as an act of said companies, the foregoing instrument was signed by him as its Member/Manager.

Witness my hand and official seal this 10<sup>th</sup> day of March, 2005.

Paula D. Beeker  
Notary Public

My Commission expires: 2/16/08

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