

Melanie Arthur 4P  
CARTERET COUNTY  
JL Date 11/21/2006 Time 16:46:00  
GR 1199370 Page 1 of 4

NORTH CAROLINA, CARTERET COUNTY  
This instrument and this certificate are duly filed at the  
date and time and in the Book and Page shown on the  
first page hereof.

Melanie Arthur, Register of Deeds  
By *Vilda B Davis*  
Vilda B Davis, Register of Deeds

PREPARED BY: JAMES W. THOMPSON, Attorney At Law, 1207-A Arendell Street, Morehead City, North Carolina 28557

STATE OF NORTH CAROLINA  
COUNTY OF CARTERET

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

(Preliminary Note: This Twelfth Amendment enlarges an easement previously dedicated in paragraph 4 of the Eleventh Amendment to Declaration of Covenants, etc for Stanton Landing, which Eleventh Amendment appears in book 1197, page 247, Carteret County Registry.)

THIS TWELFTH AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS, RESTRICTIONS, CHARGES, LIENS, AND RESERVATIONS  
FOR STANTON LANDING is made on this 21 day of November, 2006 by U.S.F., LLC, a  
North Carolina Limited Liability Company, hereinafter referred to as the "Declarant".

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

BOOK 1199 PAGE 370

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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; a plat of Phase 3-B being recorded in map book 30, page 660; a plat of Phase 4 being recorded in map book 30, page 587 (and referred to therein as "Recombination Survey of Lots 1 – 9, Seagate III, Block A"); and a plat of Phase 5 being recorded in map book 30, page 908, 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 certain reserved rights in Declarant pursuant to Article 2.2.1 of the Declaration of Covenants, Declarant has executed eleven previous Amendments to the Declaration of Covenants annexing additional properties to the general Stanton Landing Subdivision regime and for other purposes, all of which are recorded in the Carteret Registry, and now Declarant desires to make a twelfth Amendment, and does so by this instrument.

NOW, THEREFORE, the Declarant does hereby amend the Declaration of Covenants as follows:

1. **Enlargement of Easement Previously Dedicated.** Paragraph 4 of the Eleventh Amendment above described dedicated a certain 20 foot easement along the northern boundary lines of Lots 40 and 65 as more particularly shown upon the recorded plat thereof in map book 31, page 112, Carteret Registry. Neither Lot has been conveyed by the Declarant as of the date of recording of this Twelfth Amendment. For engineering reasons, Declarant desires to increase the size of a portion of said easement to accommodate the installation of certain underground wastewater transmission lines which were previously dedicated for the use and

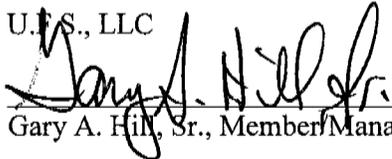
BOOK 1199 PAGE 370

benefit of the lots in Phase 5, Stanton Landing as set forth in paragraph 4 of the Ninth Amendment etc recorded in book 1156, page 78, Carteret Registry. Therefore, the Declarant does hereby enlarge said previously dedicated easement for said purpose and adds to the same the following described property which borders the southern boundary line thereof:

Beginning at a point which lies S 12-44-45 W, 20.86 feet from the northeast corner of Lot 65 above described, which point of beginning lies in the southern margin of the 20' easement shown upon said map, and runs thence S 12-44-45 W, 20.86 feet to a point; thence S 89-48-29 W, 324.72 feet to a point within the boundaries of Lot 40 and in the southern boundary line of said 20' easement; thence N 86-16-36 E, 330.02 feet to the point of beginning.

The enlarged area above described is hereby also dedicated for the use and benefit of all lots in Phase 5, Stanton Landing for the purpose of accommodating the installation and maintenance of the wastewater transmission lines serving the wastewater disposal requirements of said lots as more particularly set forth in paragraph 4 of the Ninth Amendment etc recorded in book 1156, page 78, Carteret Registry.

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

U.S., LLC  
  
\_\_\_\_\_  
Gary A. Hill, Sr., Member/Manager

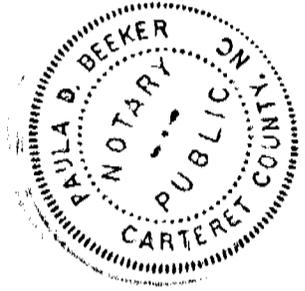
BOOK 1199 PAGE 370

STATE OF NORTH CAROLINA  
COUNTY OF CARTERET

I, Paula D. Beecker, 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 21 day of Nov, 2006.

Paula D. Beecker  
Notary Public  
My Commission expires: 7-16-08



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BOOK 1199 PAGE 370