

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 Rosa Harris  
Asst. Deputy, 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

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

(Preliminary Note: This Thirteenth Amendment clarifies an ambiguity regarding the description of certain Sea Gate lots 1 through 8 which were annexed to Stanton Landing by the First Amendment recorded in book 1083, page 278, Carteret County Registry.)

THIS THIRTEENTH 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 July, 2007 by U.S.F., LLC, a North  
Carolina Limited Liability Company, hereinafter referred to as the "Declarant".

WITNESETH:

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

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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 twelve 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 thirteenth amendment, and does so by this instrument; and,

WHEREAS, this amendment is for the purpose of clarifying any ambiguity in the description of those certain lots annexed to the Stanton Landing Subdivision regime by virtue of the First Amendment to Declaration of Covenants, Conditions, Easements, Restrictions, Charges, Liens, and Reservations" of record in book 1083, page 278, Carteret County Registry (hereafter "First Amendment").

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

1. **Correction of Description of Lots Annexed by First Amendment.** All references in the "Preliminary Note" and paragraph 3 of the First Amendment to "Lots 1 through

2

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8" are deemed to mean Lots 1 through 8, Section II, Block A, Sea Gate Subdivision, as shown upon the recorded map thereof in map book 8, page 96, Carteret County Registry.

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

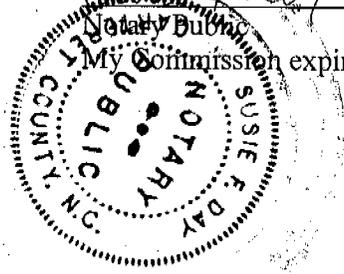
  
Gary A. Hill, Sr., Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF CARTERET

I, Susie F. Day, 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 July, 2007.

Susie F. Day  
Notary Public  
My Commission expires: 5/23/09



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