

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 [Signature]
Asst. Deputy, Register of Deeds

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

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

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

(Preliminary Note: This Sixteenth Amendment amends the Stormwater Management Restrictions set forth in paragraph 15 (at page 19) of the Second Amendment to Declaration of Covenants, Conditions, Easements, Restrictions, Charges, Liens, and Reservations for Stanton Landing of record in book 1099, page 475, Carteret County Registry.

THIS SIXTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, CHARGES, LIENS, AND RESERVATIONS FOR STANTON LANDING is made on this 9th day of December, 2008 by U.S.F., LLC, a North Carolina Limited Liability Company, hereinafter referred to as the "Declarant".

W I T N E S S E T H:

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, plats of the five phases thereof being recorded in various map

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books at the 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 fifteen 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,

WHEREAS, the Declarant reserved the right in the Declaration of Covenants to make amendments thereto which became necessary to conform the Stanton Landing development to the requirements of applicable regulatory authorities; and,

WHEREAS, with regard to certain restrictions pertaining to the Declarant's stormwater permit for the Stanton Landing development issued by the Division of Water Quality of the North Carolina Department of Environment and Natural Resources, the Declarant is required to make this Amendment to comply with said permit.

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

Declarant does hereby amend paragraph 15 (at page 19) of the Second Amendment to Declaration of Covenants, Conditions, Easements, Restrictions, Charges, Liens, and Reservations for Stanton Landing of record in book 1099, page 475, Carteret County Registry, by adding the following subparagraph h., i., and j.:

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h. Lots within CAMA's Area of Environmental Concern may have the permitted built-upon area reduced due to CAMA jurisdiction within the AEC.

i. Each lot will maintain a 30' wide vegetated buffer between all impervious areas and surface waters.

j. All roof drains shall terminate at least 30' from the mean high water mark.

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

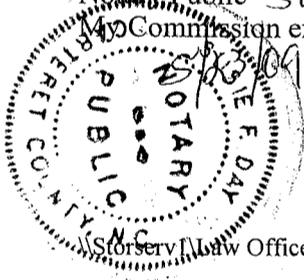

Gary A. Hill, Sr., Member/Manager

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 9th day of December, 2008.

Susie F. Day
Notary Public SUSIE F. DAY
Commission expires:



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