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FOR REGISTRATION REGISTER OF DEEDS
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Carteret County, NC
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STATE OF NORTH CAROLINA

COUNTY OF CARTERET

**SEVENTEENTH AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS,
RESTRICTIONS, CHARGES, LIENS, AND RESERVATIONS
FOR
“STANTON LANDING”
A RESIDENTIAL COMMUNITY**

This Seventeenth Amendment to the Declaration of Covenants, Conditions, Easements, Restrictions, Charges, Liens, and Reservations for “Stanton Landing” – A Residential Community (hereinafter “Amendment”), is made this 13th day of October, 2023, by the undersigned property owners of Stanton Landing that represent at least two-thirds (2/3) of the owners of Dock Lots 1-15 as shown on Map Book 11, Page 22, Carteret County Registry, and as identified below.

STATEMENT OF EXPLANATION

The original Declarant heretofore established a Declaration of Covenants, Conditions, Easements, Restrictions, Charges, Liens, and Reservations recorded in Deed Book 969, Page 93, Carteret County Registry, as amended, (referred to hereinafter as the "Declaration") to provide a unified community for properties located in a subdivision in Carteret County known as Stanton Landing.

WHEREAS, pursuant to certain reserved rights in the original Declarant pursuant to Article 2.2.1 of the Declaration, the original Declarant executed a “Second Amendment” to the Declaration of record in Deed Book 1094, Page 470, which annexed lots 1 through 10, Block C, Section III, Sea Gate Subdivision as shown on Map Book 11, Page 22, to the Stanton Landing regime, but imposed upon said lots separate covenants, conditions, and restrictions as set forth in a “Supplemental Declaration” beginning on page 4 thereof which created a “Dock Lot” regime as more particularly set forth therein, and identified said lots as “Dock Lots”;

WHEREAS, pursuant to paragraph 18 of the Supplemental Declaration, the original Declarant reserved the right to annex additional property to the Dock Lot regime established by said Supplemental Declaration and to subject such additions to such Supplemental Declaration;

WHEREAS, Lot 11 of the above referenced Sea Gate map was then subsequently annexed to Stanton Landing and specifically this Dock Lot regime by instrument of record in Deed Book 1114, Page 417, Carteret County Registry;

WHEREAS, Lots 12 through 15 of the above referenced Sea Gate map were then subsequently annexed to Stanton Landing and specifically this Dock Lot regime by instrument of record in Deed Book 1156, Page 79, Carteret County Registry;

WHEREAS, the Supplemental Declaration in paragraph 23 provides “By a vote of two-thirds majority of all owners of Dock Lot Interests, this Supplemental Declaration may be amended”;

WHEREAS, after due consideration of the lot owners and in order to preserve and protect the property values of their Dock Lots, this Amendment has been signed by the requisite number of Dock Lot owners which have executed this document below and it is hereby submitted for recording.

NOW THEREFORE, in consideration of the Premises and the benefits derived therefrom, the undersigned do hereby agree to, and do amend the Supplemental Declaration as follows:

All references to the “Stanton Landing Dock Lot Owners Association” shall refer to Stanton Landing Dock Lot Association, Inc. unless otherwise specified.

The first paragraph of Page 5 shall be deleted in its entirety and a new first paragraph is inserted in its entirety that reads as follows:

WHEREAS, the original Declarant created the Stanton Landing Dock Lot Owners Association to maintain the Docks and ensure that the use of the Docks was subject to reasonable and enforceable rules and regulations. This association was set up as a for-profit corporation. It has been determined that a not-for-profit corporation is the appropriate organization for this Association and a new-nonprofit association, Stanton Landing Dock Lot Association, Inc. has been formed.

Paragraph 2 (Page 6) is changed as follows:

The words “and the duty to maintain and repair the same, rather than the owners themselves” shall be deleted.

Paragraph 7 (Pages 10-12) shall be deleted in its entirety and a new Paragraph 7 is inserted in its entirety that reads as follows:

7. Regulation of Personal Use of Dock Lots and Docks. Maintenance, Repair, and Replacement of Docks.

The Stanton Landing Dock Lot Owners Association shall enact reasonable rules and regulations pertaining to the person use and enjoyment of the Dock Lots, the Docks located thereon, the road right of ways, lighting, Dock Utilities Infrastructure, and other amenities appurtenant to the Dock Lots. An example of some of these rules and regulations would be rules pertaining to the proper operation and mooring of vessels; discharges from vessels; manner of vehicle parking; Dock and Dock Lot clutter; fish cleaning operations; noise control; stowage, storage and placement of personal property, fixtures, and other such items on or about Dock Lots and Docks; regulations regarding persons living aboard vessels; maintenance of landscaping, grass, and weed control on Dock Lots; and so forth. However, no such rule or regulation shall become effective unless ratified by a two-thirds majority of votes entitled to be cast by members of the Association.

The individual owners of Dock Lot Interests shall be obligated to maintain, repair, and replace (if necessary) the Docks, or portions thereof. To the extent required by applicable regulations and rules of any governmental regulatory agency, such as CAMA or the Army Corps of Engineers, the Stanton Landing Dock Lot Owners Association and the individual owners of Dock Lot Interests shall have the right to apply for required permits to repair or reconstruct Docks.

Paragraph 8 (Page 12) shall be deleted in its entirety and a new Paragraph 8 is inserted in its entirety that reads as follows:

8. Insurance.

To the extent possible and financially feasible, the individual owners of Dock Lot Interests shall attempt to obtain property damage casualty insurance covering their respective Docks against risks of loss or damage due to natural disasters, collisions, and other casualty events.

The individual owners of Dock Lot Interests shall obtain appropriate liability insurance for their respective Docks.

Paragraph 13 (Pages 14-15) is changed as follows:

The sentence beginning with “It is the intent of...” on Page 15 shall be deleted and replaced with the following:

Unless otherwise stated, the Stanton Landing Dock Lot Owners Association shall maintain and oversee the road and its right of way, lighting, drainage, and Dock Utilities Infrastructure with funds paid from dues and assessments collected from the owners of Dock Lot interests.

The first two sentences of Paragraph 14(d)(i) shall be and replaced with the following:

Annual dues for reasonable operations and responsibilities shall be determined by the Association President and must be approved by a majority of the Board of Directors. Dues must be paid by October 1 and are payable annually in advance.

Paragraph 14(d)(ii) is changed as follows:

“Docks, pilings, shoreline stabilization” shall be deleted.

Paragraph 14(e) (Page 18) shall be deleted in its entirety and a new Paragraph 8 is inserted in its entirety that reads as follows:

e. Use of Dues and Assessments.

Dues and assessments required to be assessed uniformly against all Dock Lot Interests shall be used to meet the Association's general obligation for road right of way maintenance, street lighting, insurance, all drainage easements, maintenance of Dock Utilities Infrastructure, and for all reasonable and necessary costs and expenses of administering its purposes.

In all other respects the Supplemental Declaration shall remain in its current form.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed as of the day and year first above written.

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