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BY: SAMANTHA SPEAKER
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NEW HANOVER COUNTY, NC
TAMMY THEUSCH PIVER
REGISTER OF DEEDS

NC FEE \$118.00

**AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
ECHO GREENS TOWNHOUSES SECTIONS I AND II**

THIS AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ECHO GREENS TOWNHOUSES SECTIONS I AND II, made this ____ day of October 2022, by ECHO GREENS HOMEOWNERS ASSOCIATION (“Association”), a North Carolina non-profit corporation, party of the first part, and the Lot Owners of Townhouses in Sections I and II of ECHO GREENS TOWNHOUSES (“Lot Owners”), party of the second part.

WITNESSETH:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of Echo Greens Townhouses, Sections I and II, was executed on April 18, 1985, and recorded on April 24, 1985, in Book 1285, at Page 966 of the New Hanover County Registry, which established certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as “Echo Greens, Inc., Section I”, as shown on that Map recorded in Map Book 25, Page 16, of the New Hanover County Registry; and

WHEREAS, said Declaration was amended by that Supplemental Declaration of Covenants, Conditions and Restrictions dated June 7, 1985, filed June 9, 1985, and recorded in Book 1290, Page 0930 of the New Hanover County Registry, to establish certain restrictions, covenants and conditions with respect to the use, enjoyment and ownership of that property known as “Echo Greens, Inc., Section II” as shown on that plat recorded in Map Book 25, Page 39, of the New Hanover County Registry; and

WHEREAS, it is the desire of the Association and the Lot Owners, that Article II, entitled “ASSOCIATION,” Section 5, Paragraph c.5 of the Declaration, be amended as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Declaration, as amended, creating Echo Greens Homeowners Association, said Declaration of Echo Greens Homeowners Association is hereby **AMENDED** by deleting Article II, entitled “ASSOCIATION,” Section 5, entitled “POWERS, PRIVILEGES, RIGHTS, AND OBLIGATIONS,” Paragraph c., entitled “Insurance,” subparagraph 5 of the Declaration and substituting the following:

- (5) All insurance policy premiums on the Property for the benefit of the Association purchased by the Executive Board or its designee shall be a common expense.

The Association shall levy against the Owners an additional annual assessment, or include within the normal annual assessment, an amount sufficient to pay the annual cost of insurance premiums. The individual Owner(s), not the Association, shall be responsible for payment of any deductible of any claim pursuant to any insuring agreement for property damage or loss of use regarding any covered or non-covered loss applicable to any individual Owner's Townhouse or Lot which originates inside the Townhouse(s) of any Owner(s). Any loss proximately caused by any event which originates inside any Townhouse(s) of any Owner(s) shall be paid by the Owner(s) affected by the loss. Specifically, no plumbing leaks (defined as "all" non-weather related leaks) of any kind are covered by any Master Association insuring agent. The Association shall pay the deductible for any covered loss originating from Acts of God, weather, and other conditions or disasters created by Nature and/or those events which originate outside the Owner(s)' Townhouse.

Except as to the aforementioned Amendment to said Declaration, as amended, all other terms and conditions of the Declaration, as amended, remain in full force and effect.

IN WITNESS WHEREOF, Echo Greens Homeowners Association has caused this Declaration to be executed by its duly authorized Officers, and its Corporate Seal to be hereunto affixed, the date and year first above written.

ASSOCIATION

Susan Shores

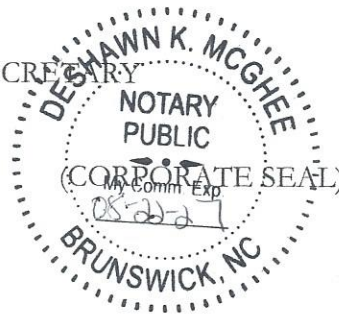
ECHO GREENS HOMEOWNERS

BY:

[Signature]
PRESIDENT

ATTEST:

SECRETARY



STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Deshawn K. McGhee, a Notary Public, certify that Anthony L. Roberti & Susan Shores personally appeared before me this 2nd day of November, 2022, and acknowledged that he/she is the _____ Secretary of ECHO GREENS HOMEOWNERS ASSOCIATION, a corporation, and that by authority duly given and as the

act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by himself/herself as its _____ Secretary.

WITNESS my hand and official seal, this the 22nd day of November, 2022.

Deshawn K. McGhee
NOTARY PUBLIC

My Commission Expires:

08-22-27

