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BY: ANDREA CRESWELL

ASSISTANT

2021058439

NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

Prepared By & Return to: Ellen P. Wortman, Marshall, Williams & Gorham, LLP
430 Eastwood Rd, Suite 200, Wilmington NC 28403

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

**AMENDMENT TO DECLARATIONS OF
INLAND HARBOR HOMEOWNERS ASSOCIATION**

This Amendment to the Declaration of Unit Ownership and Covenants, Conditions and Restrictions of Inland Harbor ("Amendment") is made and entered into as of this 13th day of November, 2021 by Inland Harbor Homeowners Association, a North Carolina non-profit corporation with its place of business in New Hanover County, North Carolina hereinafter referred to as the "Association".

WITNESSETH:

A. WHEREAS, the Declaration of Inland Harbor Condominiums (hereinafter referred to as the "Declaration") was recorded on October 20, 1984 at Book 1266, Page 695 of the New Hanover County Registry by B.W.T. Enterprises, Inc.; and

B. WHEREAS, the Association was incorporated by Articles of Incorporation filed with the Secretary of State of North Carolina and recorded in Book 1266, Page 1779 of the New Hanover County Registry, and was charged with the responsibility and given the authority to operate and administer the condominium project known as Inland Harbor, all as set forth in the above-described Declaration, the Articles of Incorporation, and the Bylaws; and

C. WHEREAS, the Unit Owners of Inland Harbor, acting through the Association, have determined that certain amendments to the Declaration are necessary in order to protect the property of the unit owners and to provide for the proper operation of the common areas by the Association;

D. WHEREAS, the process for amendment of the Declaration is set forth in Paragraph 26 of the Amendment to the Declaration recorded on February 18, 1992 at Book 1587, page 1456 of the New Hanover County Registry; and

E. WHEREAS, after proper notice, a meeting of the Association was held on November 13 2021, and with 81.98% of the votes of the Association approving, the amendments set out herein were approved; and

F. WHEREAS, the Association desires to amend the Declaration according to such vote and as hereinafter set forth; and

G. WHEREAS, that the President and Secretary have been duly authorized and empowered to execute this Amendment and to cause the same to be recorded in the Registry and the same shall be binding on all Units in Inland Harbor, past, present and future.

Now therefore, in consideration of the recitals set forth above, and as the act and deed of the Association, by and through its members, the Declaration is hereby amended and modified as set forth below:

- By deleting Article 11 of the Declaration and replacing it with the following:

11. RESIDENTIAL USE AND LEASING RESTRICTIONS APPLICABLE TO CONDOMINIUM UNITS. Each Condominium Unit is hereby restricted to residential use by its Owner, his immediate family, guests, invitees and lessees. No Unit Owner may lease less than the entire Unit and no tenant may sublease a Unit. Any lease agreement must provide that it shall be subject to the provisions of this Declaration, and that any failure by the lessee to comply with the terms hereof shall be a default under the lease, and shall be in writing. The minimum lease period for any lease is not less than three (3) consecutive months.

END OF AMENDMENTS

Except as amended, the Declaration, as may have been previously amended, shall remain in full force and effect. This Amendment shall be effective one year after its recordation in the Registry.

Inland Harbor Homeowners Association

By: Mary E. Weber
Mary Weber, President

Attest: Cricket Dye
Cricket Dye, Secretary

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mary Weber, President of Inland Harbor Homeowners Association

Witness my hand and official seal this the 9th day of December, 2021.

ELIZABETH ST. JEAN
Notary Public
New Hanover Co., North Carolina
My Commission Expires April 11, 2026

Elizabeth St. Jean
Notary Public
My Commission Expires: 4-11-2026

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cricket Dye, President of Inland Harbor Homeowners Association

Witness my hand and official seal this the 9th day of December, 2021.

ELIZABETH ST. JEAN
Notary Public
New Hanover Co., North Carolina
My Commission Expires April 11, 2026

Elizabeth St. Jean
Notary Public
My Commission expires: 4-11-2026
expires: