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Brenda M. Clemmons PROP  
Brunswick County, NC Register of Deeds page 1 of 4

Presenter Larry Hawkins Ret: Doc  
Total 26 Rev      Int. 55  
Ck \$ 26 Ck # 6325 Cash \$       
Refund:      Cash \$      Finance     

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 Document contains seals verified by original instrument that cannot be reproduced or copied.

CH# 37 39  
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MAP

Prepared BY Ray Real

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

**AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR WESCOTT ESTATES**

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THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESCOTT ESTATES, made and entered into this 7th day of November, 2013, by Wescott of Southport, LLC, a North Carolina limited liability company, to and with and on behalf of all persons now and hereafter owning or acquiring any of those lots as shown on those maps of Wescott Farms (now Wescott Estates) recorded in Map Cabinet 35 at pages 408-409 and revised in Map Cabinet 37, Pages 19-20, of the Brunswick County Registry.

**WITNESSETH**

WHEREAS, the original Declarant, Wescott, LLC, caused to be recorded the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESCOTT FARMS in Book 2453 at Page 1293, in the office of the Brunswick County Registry; and

WHEREAS, Wescott, LLC filed an AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESCOTT FARMS, in Book 2748, Page 554, Brunswick County Registry; which Amendment changed the name of the development to WESCOTT ESTATES; and

WHEREAS, the original Declaration, under Article XI, Section 4, provides that, "For so long as Declarant owns any lots or units within the Properties, this Declaration may be amended by the Declarant, without the consent of joinder of any other Owner or the Association. Any such

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amendment shall be effective upon recording of same in the applicable public registry for Brunswick County, North Carolina; and

WHEREAS, WESCOTT OF SOUTHPORT, LLC acquired all of Declarant's interest in Wescott Estates, consisting of thirty-one (31) lots, by deed recorded in Book 3323, Page 930, Brunswick County Registry; and

WHEREAS, WESCOTT OF SOUTHPORT, LLC also received an Assignment of Declarant Rights with regard to Wescott Estates; and continues to own lots within Wescott Estates; and

WHEREAS, the Declarant desires to amend the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ; and

NOW THEREFORE, pursuant to the rights reserved by and to Declarant in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, Declarant amends said Declaration as follows:

I. Article VII, Section 11 of said Declaration is hereby amended by replacing the second paragraph of Article VII, Section 11 to read as follows:

“Any vehicle not in operable condition and validly licensed, may be kept on a lot only if kept inside a garage and concealed from public view. Boats no greater in length than 40 feet nor wider than 15 feet, trailers no greater than 20 feet in length and recreational vehicles (RV) may be kept in the designated boat storage area on the designated Common Area consisting of 13115.2 sq. ft. parcel just South of Lot 31R (previously being a part of Lot 31 as shown on plat recorded in Book of Maps 81, Page 28, Brunswick County Registry. Such vehicles must be parked in designated areas and such area shall be kept in a neat and orderly manner. There shall be no storage of lockers, coolers, fishing equipment or other personal property associated with any vehicle. All storage shall be subject to availability. The Declarant designated this parcel as common area and shall convey said parcel to the Homeowners Association. The Homeowners Association may impose a fee for the storage of any boat, trailer or RV and any such fee shall be an assessment against the owner and shall attach to said owner's lot”.

II. Article VII, Section 14 shall be stricken in its entirety and replaced with the following:

“Section 14. Antennae and Roof Structures. Radio or other electrical towers, aerials,

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North Carolina  
Brunswick County

I, Gary S. Lawrence, a Notary Public of the County and State aforesaid, certify that Raymond F. Real, personally being known to me, personally came before me this day and acknowledged that he is a Member/Manager of Wescott of Southport, LLC, a North Carolina limited liability company and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed,

Witness, my hand and official seal this 7th day of November, 2013.

  
Notary Public

Gary S. Lawrence  
(Print name)

My Commission expires: 6-27-14



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