



Gary Lawrence
 Presenter _____ Ret. *BOV*
 Total *3* Rev _____ Int. *DU*
 Ck \$ *100* Ck # *3507* Cash \$ _____
 Refund: _____ Cash \$ _____ Finance _____
 Portions of document are illegible due to condition of original.
 Document contains seals verified by original agent. Document to be recorded or copied.

Prepared By: Gary S. Lawrence

**STATE OF NORTH CAROLINA
 COUNTY OF BRUNSWICK**

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

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESCOTT ESTATES, made and entered into this 23 day of June, 2014, 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 that certain 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, Wescott Of Southport, LLC, the transferee of Declarant's "Special Declarant Rights", filed an AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESCOTT ESTATES in Book 3477, Page 1308, Brunswick County

Registry; 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 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 IV, Section 2, subsection (b) of said Declaration is hereby amended by deleting said paragraph and replacing it with the following:

(B) Class B Lots. Class B Lots shall be all Lots owned by Declarant and which have not been converted to Class A Lots as set forth below. Declarant shall each be entitled to twenty (20) votes for each Class B Lot it owns. The Class B Lots shall cease to exist and shall be converted to Class A Lots upon the earlier of the following to occur: (I) when Declarant no longer owns any Lots or Units within the property; (ii) upon written waiver of Class B membership by the Declarant, or (iii) December 31, 2022. When the Class B Lots cease to exist and are converted to Class A Lots, Declarant shall have the same voting rights as other Owners of Class A Lots.


EXCEPT as herein amended, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, I attest that this Amendment has been made by the Declarant of



Wescott Estates, as per Article IX, Section 4 of the Declaration, this the 23 day of June, 2014.

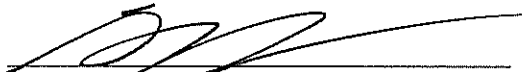
Wescott of Southport, LLC

By: 
Raymond F. Real, Member/Manager

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

