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FOR REGISTRATION REGISTER OF DEED  
JENNIFER H MACNEISH  
NEW HANOVER COUNTY, NC  
2011 NOV 22 03 42 58 PM  
BK 5600 PG 688-690 FEE \$26 00

INSTRUMENT # 2011032130

STATE OF NORTH CAROLINA  
  
COUNTY OF NEW HANOVER

SECOND AMENDMENT TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
SAYLOR'S WATCH TOWNHOMES

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF SAYLOR'S WATCH TOWNHOMES is made the  
\_\_\_ day of November, 2011 by SAYLOR'S WATCH DEVELOPMENT, INC (the  
"Declarant") of Saylor's Watch Townhomes

WITNESSETH

WHEREAS, Declarant caused to be prepared and recorded in the Office of the Registry  
of Deeds of New Hanover County that certain Declaration of Covenants, Conditions and  
Restrictions of Saylor's Watch Townhomes on July 9, 2007 in Book 5205 at Page 1008, and that  
certain Supplemental Declaration of Covenants, Conditions and Restrictions of Saylor's Watch  
Townhomes on March 31, 2009 in Book 5392 at Page 1732, and that certain Second  
Supplemental Declaration of Covenants, Conditions and Restrictions of Saylor's Watch  
Townhomes on March 30, 2010 in Book 5476 at Page 309 and Amendment to Declaration of  
Covenants, Conditions and Restrictions of Saylor's Watch Townhomes on May 24, 2010 in  
Book 5487 at Page 1447 (hereinafter collectively referred to as "Declaration"), and

WHEREAS, ARTICLE XII, Section 2 allows Declarant to amend said Declaration, and

WHEREAS, Declarant desires by this instrument to amend said Declaration as  
hereinafter set forth

NOW, THEREFORE, as a result of the foregoing and in consideration of the premises  
herein, the Declarant does hereby further amend said Declaration by restating **ARTICLE XIII -  
MAINTENANCE OF BUILDING EXTERIORS** as follows:

Section 1 Responsibility of the Association The Association, subject to the  
rights of the Declarant and Owner set forth in this Declaration, shall be  
responsible for maintenance, repair and replacement of roofs, bandboards, soffits  
and columns, as well as for the maintenance of the building exteriors including  
but not limited to pressure washing the outside of each building and patio  
fencing, painting, and replacing vinyl siding as the Association or Developer  
deems necessary Subject to the provisions of Section 2 hereinbelow, the  
Association shall be responsible for the payment of all costs, charges and  
expenses incurred in connection with the maintenance of the building exterior and  
the performance of its other obligations hereunder The annual dues assessed by  
the Association and paid by the Owners shall include amounts necessary for the  
Association to fulfill this responsibility

Section 2 Responsibility of the Owner Each individual Owner shall be responsible for painting the doors to their Units. The Owner shall be solely responsible for all costs incurred by the Association in performing its duties and obligations contained in Section 1 above as to that Owner's lot or home if the required cleaning, maintenance or repair to be performed is a result of Owner's negligence, negligence, carelessness or intentional actions, including but not limited to replacing windows broken by the Owner or vinyl siding damaged by an Owner.

IN WITNESS WHEREOF, the Declarant has set forth its hand and seal this 22 day of November, 2011

**DECLARANT:**  
SAYLOR'S WATCH DEVELOPMENT, INC

By Maurice S. Emmart Jr.  
MAURICE S EMMART, JR , President

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

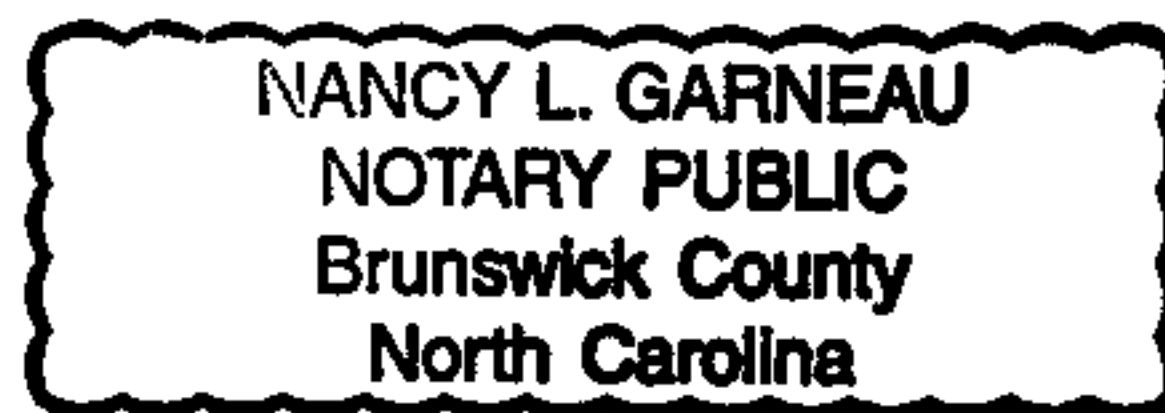
I, Nancy L. Garneau, being a Notary Public for the County of Brunswick and the State aforesaid, do hereby certify that **MAURICE S. EMMART, JR., President of Saylor's Watch Development, Inc.**, a North Carolina corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said corporation.

Witness my hand and seal this 22 day of November, 2011

Nancy L. Garneau  
NOTARY PUBLIC

My Commission Expires

10-20-2015  
(AFFIX NOTARIAL SEAL)





JENNIFER H MACNEISH  
REGISTER OF DEEDS, NEW HANOVER  
216 NORTH SECOND STREET

WILMINGTON, NC 28401

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Recorder: JOHNSON, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

**\*2011032130\***

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