



FOR REGISTRATION REGISTER OF DEEDS
REBECCA P SMITH
NEW HANOVER COUNTY, NC
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INSTRUMENT # 2008014921

STATE OF NORTH CAROLINA

**SECOND
AMENDMENT TO DECLARATION
CITRUS COVE SUBDIVISION**

COUNTY OF NEW HANOVER

DRAWN BY & RETURNED TO CALDER & CALDER, LLP, 703 St Joseph St, Carolina Beach

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CITRUS COVE SUBDIVISION, is made on this the 3rd day of April, 2008, by **CITRUS COVE, LLC**, a North Carolina Limited Liability Company, hereinafter referred to as "DECLARANT"; and

WITNESSETH:

WHEREAS, DECLARANT has previously caused to be recorded a Declaration of Covenants, Conditions And Restrictions For Citrus Cove Subdivision, hereinafter referred to as "DECLARATION", recorded in Book 5217 beginning at page 2017 in the New Hanover County Register of Deed Office; and

WHEREAS, DECLARANT reserved the right to amend the Declaration of Citrus Cove Subdivision during the period of Developer control; and

WHEREAS, CITRUS COVE, LLC, is the owner approximately ninety percent of the lots in Citrus Cove Subdivision and is still the holder of all Declarant rights contained in the said Declaration; and

WHEREAS, DECLARANT now desires to amend the said Declaration as set forth herein.

NOW THEREFORE, Declarant does hereby amend the Declaration for CITRUS COVE Subdivision as follows:

Additional paragraphs are hereby added to Article VII, Section 2, K. USE RESTRICTIONS, which paragraphs are as follows:

- T. PARKING. There shall be no parking of vehicles, trailers, or similar except in garages and on driveways. Sidewalks, if any, shall not be blocked by any vehicle, trailer, or similar. Specifically, there shall be no parking of vehicles, trailers, or similar except in any road, street, right-of-way or easement.
- U. YARD DECORATIONS. The Developer, and after the period of Developer control, the Association, shall have exclusive control over any yard decorations in any front or side yards. No such decorations shall be allowed without the approval of the Developer, and after the period of Developer control, the Association.
- V. YARD MAINTENANCE. Each Unit owner shall continuously maintain the appearance of their front yard, including, but not limited to cutting the grass, edging along sidewalks, driveways, streets, and similar, and keeping fresh mulch or pine straw in beds. If any owner fails to properly maintain their yard, the Declarant, and after to period of developer control, the Association, may perform all such maintenance and assess the Unit owner for the costs thereof, and fines for such failure to maintain.

Except as specifically amended above, the Declaration remains in full force and effect, unchanged.

The Declarant has caused this document to be executed in its name by its duly authorized Member/Manager, this the day and year first above written.

CITRUS COVE, LLC
 By SeCof, LLC
 By: Southeastern Enterprises, Inc., Member - Manager

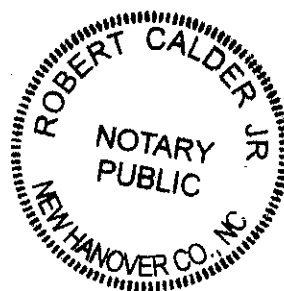
By: [Signature]
 Matthew T. Murphy
 Its: President

STATE OF NORTH CAROLINA COUNTY OF NEW HANOVER

I, a Notary Public in and for the aforesaid State and County aforesaid do hereby certify that MATTHEW T. MURPHY came before me this day and acknowledged that he is PRESIDENT of SOUTHEASTERN ENTERPRISES, INC., a Member/Manager of SECOF, LLC, the Member-Manager of CITRUS COVE, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by him it the stated capacity.

Witness my hand and official stamp or seal, this the 3rd day of Apr., 2008.

[Signature]
 Notary Public
 My commission expires: 8/21/2012





REBECCA P. SMITH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

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State of North Carolina, County of New Hanover

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PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.**

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