AMENDMENT TO THIRD AMENDED CONSOLIDATED
MASTER DECLARATION AND DEVELOPMENT FOR
RIVER RUN PLANTATION,
INCLUDING COVENANTS, CONDITIONS AND RESTRICTIONS

THIS AMENDMENT to the Third Amended Consolidated Master Declaration and Development for River Run Plantation, including Covenants, Conditions and Restrictions, by River Run Plantation Property Owners Association, Inc., a North Carolina non-profit corporation, party of the first part, and the owners of real property at River Run Plantation, party of the second part.

WITNESSETH:

WHEREAS, a Third Amended Consolidated Master Declaration and Development for River Run Plantation, including Covenants, Conditions and Restrictions, appears of record in Book 1179, Page 0744, et. seq. of the Brunswick County Registry; and

WHEREAS, pursuant to Section 3, entitled "Mutuality of Benefit and Obligation", said paragraph states as follows:

The Restrictions and agreements set forth herein are made for the mutual and reciprocal benefit of each and every lot to which these Restrictions are made applicable and is intended to create mutual, equitable servitudes upon each of said lots in favor of each and all of the other lots therein; to create reciprocal rights between the respective owners of all said lots; to create a privity of contract and estate between the grantees of said lots, their heirs, successors and assigns, and shall operate as covenants running with the land for the benefit of each and all other lots in the subdivision and the respective owner.

WHEREAS, it is the desire of the party of the first part and the party of the second part to amend the aforementioned section, to read as follows:

The Restrictions and agreements set forth herein are made for the mutual and reciprocal benefit of each and every lot to which these Restrictions are made applicable and is intended to create mutual, equitable...
servitudes upon each of said lots in favor of each and all of the other lots therein; to create reciprocal rights between the respective owners of all said lots; to create a privity of contract and estate between the grantees of said lots, their heirs, successors and assigns, and shall operate as covenants running with the land for the benefit of each and all other lots in the subdivision and the respective owner. The restrictions set forth herein are intended to be self-explanatory and consistent with the concept of a private-gated, planned community. The intent of this section is to enhance the natural beauty of River Run Plantation, to preserve the quality of life for each and all lot owners or residents, and as a result, ensure that property values are maintained. Nevertheless, various interpretations of the Third Amended Consolidated Master Declaration and Development of River Run Plantation, including Covenants, Conditions and Restrictions, may occur from time to time. In order to avoid prolonged disputes regarding interpretational differences of one or more covenants, conditions or restrictions included in the Third Amended Consolidated Master Declaration and Development of River Run Plantation, an interpretation issued by the Board of Directors of the Homeowners Association, by majority vote, of any disputed covenant, condition or restriction, shall be binding upon all property owners as the correct interpretation.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Third Amended Consolidated Master Declaration and Development for River Run Plantation, including Covenants, Conditions and Restrictions, such Declaration is hereby amended as follows:

Section 3, entitled "Mutuality of Benefit and Obligation" is hereby deleted in its entirety and substituted with the following:

The Restrictions and agreements set forth herein are made for the mutual and reciprocal benefit of each and every lot to which these Restrictions are made applicable and is intended to create mutual, equitable servitudes upon each of said lots in favor of each and all of the other lots therein; to create reciprocal rights between the respective owners of all said lots; to create a privity of contract and
estate between the grantees of said lots, their heirs, successors and assigns, and shall operate as covenants running with the land for the benefit of each and all other lots in the subdivision and the respective owner. The restrictions set forth herein are intended to be self-explanatory and consistent with the concept of a private-gated, planned community. The intent of this section is to enhance the natural beauty of River Run Plantation, to preserve the quality of life for each and all lot owners or residents, and as a result, ensure that property values are maintained. Nevertheless, various interpretations of the Third Amended Consolidated Master Declaration and Development of River Run Plantation, including Covenants, Conditions and Restrictions, may occur from time to time. In order to avoid prolonged disputes regarding interpretational differences of one or more covenants, conditions or restrictions included in the Third Amended Consolidated Master Declaration and Development of River Run Plantation, an interpretation issued by the Board of Directors of the Homeowners Association, by majority vote, of any disputed covenant, condition or restriction, shall be binding upon all property owners as the correct interpretation.

IN WITNESS WHEREOF, River Run Plantation Property Owners Association, Inc., has caused this Amended Declaration to be duly executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the date and year first above written.

RIVER RUN PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]

President

ATTEST: [Signature]

Secretary

(CORPORATE SEAL)
STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, SHIRLEY HEFFERAN, Notary Public in and for said County and State, do hereby certify that EDRE ZAKOWSKI personally appeared before me this day and acknowledged that he/she is the Secretary of RIVER RUN PLANTATION PROPERTY OWNERS ASSOCIATION, INC., a North Carolina non-profit corporation, and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by him/her as its Secretary.

WITNESS MY HAND AND SEAL this 1st day of MARCH 2021.

Shirley Heffernan
NOTARY PUBLIC

My Commission expires:
02.02.2004

STATE OF NORTH CAROLINA
COUNTY OF
STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

The Foregoing (or annexed) Certificate(s) of

SHIRLEY HEFFERAN

Notary(ies) Public is (are) Certified to be Correct.
This Instrument was filed for Registration on MARCH 14th, 2001 in the Book and Page shown on the First Page hereof.

ROBERT J. ROBINSON, Register of Deeds