STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK  

Prepared by: B. Joseph Causey, Jr., P.O. Box 189, Shallotte, NC 28459  

FIRST AMENDMENT TO THE EXTENDED MASTER DECLARATION  
AND DEVELOPMENT FOR RIVER RUN PLANTATION;  
INCLUDING COVENANTS, CONDITIONS AND RESTRICTIONS  

THIS AMENDMENT to the Extended Master Declaration and Development, 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, an Extended Master Declaration and Development for River Run Plantation, including Covenants, Conditions and Restrictions, First Edition, January 1, 2011, appears of record in Book 3119 at Page 1152, et seq. Brunswick County Registry; and  

WHEREAS, pursuant to Section 10, entitled “General Prohibitions and Requirements” beginning with Section R of said section, states as follows:  

No boat, or personal watercraft*, motor home, travel trailer or any other type of trailer shall be parked or stored on any lot unless located within a garage or adjacent to or adjoining the back of the house, so that it is not visible from the front street.*  

Placing such items at the back of a single wide home, of limited width, shall not be a violation of this requirement and may be partially seen from the front street property corners.  

There are two limited exceptions to this restriction:
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:

There are three limited exceptions to this restriction:

1. Such items may be temporarily parked in a driveway the night before it is used in order to pack or prepare for use. It may also be temporarily parked in a driveway after use until noon on the following day in order to clean or make minor repairs.

2. Such items may be temporarily parked in a driveway for a period of time, not to exceed 48 hours, if repairs are actively being made. However, no more than two (2) such non-consecutive 48-hour periods are permitted in any single calendar month.

WHEREAS, it is further the desire of the party of the first part and the party of the second part to amend the aforementioned section by adding additional paragraphs to Section 10R to read as follows:

3(a). One boat or personal watercraft may be parked or stored on an owner’s driveway or lot on weekends from the 1st weekend of April until the last weekend of October. In addition, they may be parked in the driveway for Thanksgiving weekend, Christmas weekend, New Year’s weekend and the entire week that includes the Fourth of July. The boats or personal watercraft must be registered with the Community Manager and be owned by the POA member or an immediate family member. The weekend is defined as beginning at 6:00am Friday until 9:00pm the following Monday.

3(b). One motor home and/or travel trailer may be parked or stored on an owner’s driveway or lot on weekends from the 1st weekend of April until the last weekend of October. In addition, they may be parked in the driveway for Thanksgiving weekend, Christmas weekend, New Year’s weekend and the entire week that includes the Fourth of July. The motor home and/or travel trailer must be registered with the Community Manager and be owned by the POA member or an immediate family member. The weekend is defined as beginning at 6:00am Friday until 9:00pm the following Monday. In addition, living in the motor home and/or travel trailer while it is parked in the driveway is prohibited, and all gear from such vehicle must be contained within the vehicle.

A violation of this restriction shall result in a fine, in compliance with Section 12, Paragraph G, being assessed against the lot owner regardless of whether the violation is the result of actions by the lot owner, renter or guest. Said items may be stored free of charge, on a space availability basis and in compliance with pertinent regulations, in any area which the Association’s Board of Directors designates for such usage.
*Personal Watercraft: canoe, jet ski, raft, kayak.
*Front street – shall be that portion of a roadway in front of the lot and facing
the postal address running from one lot boundary to the other.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Extended
Master Declaration and Development, River Run Plantation, including Covenants, Conditions,
and Restrictions, such Declaration is hereby amended as set forth above.

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

RIVER RUN PLANTATION PROPERTY
OWNERS ASSOCIATION, INC.

BY: 

President

ATTEST:

Secretary

STATE OF NORTH CAROLINA
COUNTY OF Brunswick

I, Paula J. Creech, Notary Public in and for said County and State, do
hereby certify that David Jeffries, Secretary of RIVER RUN PLANTATION
PROPERTY OWNERS ASSOCIATION, INC., A North Carolina non-profit Corporation, and
that by the authority duly given 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 November, 2012.

PAULA J. CREECH, Notary Public
Brunswick County, North Carolina
My Commission Expires: 3/31/2015