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MAIL AFTER RECORDING TO: J. Scott Flowers  
 P.O. Box 2505  
 Fayetteville, NC 28302

THIS INSTRUMENT WAS PREPARED BY: J. Scott Flowers  
 Hutchens Law Firm

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

**SECOND AMENDMENT TO THE COVENANTS, RESERVATIONS AND RESTRICTIONS OF OCEAN CLUB ESTATES SUBDIVISION**

**THIS SECOND AMENDMENT TO THE COVENANTS, RESERVATIONS AND RESTRICTIONS OF OCEAN CLUB ESTATES SUBDIVISION**, is made and entered into this 31<sup>st</sup> day of May, 2018, by Sunset Beach Holdings II, LLC, a South Carolina limited liability company, and Jane Dean, LLC, an Alaska limited liability company, (hereinafter referred to collectively, "Declarants") for the purpose of amending the Covenants, Reservations and Restrictions of Ocean Club Estates Subdivision recorded in Book 3775, Page 861 of the Brunswick County Registry (the "Covenants").

**WITNESSETH**

**WHEREAS**, Declarants own lots within Ocean Club Estates Subdivision and, has not relinquished its Declarant Rights in writing, therefore, pursuant to Article XI of the Covenants, Declarants have the authority to amend the Covenants;

**WHEREAS**, Declarants desire to amend the Covenants in order to amend the architectural and building restrictions on lots within Ocean Club Estates Subdivision;



**WHEREAS**, Declarants desire to amend the Covenants to alter certain duties and obligations of the Association;

**WHEREAS**, Declarants desire to further amend the Covenants.

**NOW, THEREFORE**, Declarants hereby amend the Covenants and declare that the property described therein shall be held, sold, conveyed, given, transferred, leased, occupied, and used subject to the Covenants and this Second Amendment as follows:

Article IV, paragraph six (6), of the Covenants is hereby deleted and replaced with the following:

- 6. No residence shall be erected, constructed, maintained, used or permitted to remain on any Lot other than one single-family dwelling. Any residence must be approved by the Architectural Control Committee (hereinafter "ACC") and follow the guidelines set forth in this declaration. Each residence to be constructed on a Lot shall have a minimum area of 1,800 square feet including decking and the building envelope. The minimum finished and heated square footage of each residence shall be 1,500. Neither value shall include the ground level of the house. Once construction has begun on said dwelling, all exterior construction must be completed within one (1) year of the commencement of construction.

Article VI, paragraph one (1), of the Covenants is hereby amended and replaced with the following:

- 1. The Association shall cause the common elements, including the subdivision roadways, the area north of Riverside Drive, all bulkheads, the entrance landscaping, and any other common areas to be maintained, repaired and replaced when necessary, to assess all lot owners equally as necessary, and to recover the costs of such maintenance, repair or replacement as herein provided;

All other terms of the Covenants shall remain in full force and effect.

**IN WITNESS WHEREOF**, this Declarant executes this Second Amendment to the Covenants, Reservations and Restrictions of Ocean Club Estates Subdivision this the 31<sup>st</sup> day of May, 2018.

[Signatures on following pages]



SUNSET BEACH HOLDINGS II, LLC

*[Handwritten signature]*

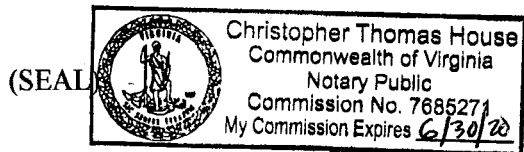
By: Francisco Zarate, Manager

STATE OF Virginia  
COUNTY OF Virginia Beach

The undersigned, a Notary Public in and for said county and state, does hereby certify that Francisco Zarate personally appeared before me this day and acknowledge the due execution of the foregoing document in his capacity as Manager of Sunset Beach Holdings, II, LLC. I have personal knowledge of the identity of the principal OR I have been provided satisfactory evidence of the identity of the principal by proof of a driver's license.

Witness my hand and notarial seal, this the 31<sup>st</sup> day of May, 2018.


Christopher House  
Notary Public printed name



*[Handwritten signature]*  
Notary Public signature

My Commission expires: 6/30/20

JANE DEAN, LLC



By: Francisco Zarate, Manager

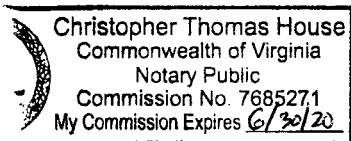
STATE OF Virginia

COUNTY OF Virginia Beach

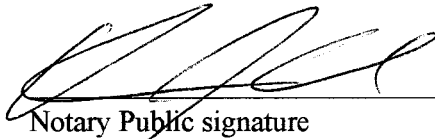
The undersigned, a Notary Public in and for said county and state, does hereby certify that **Francisco Zarate** personally appeared before me this day and acknowledge the due execution of the foregoing document in his capacity as Manager of Jane Dean, LLC. I have personal knowledge of the identity of the principal OR I have been provided satisfactory evidence of the identity of the principal by proof of a driver's license.

Witness my hand and notarial seal, this the 31<sup>st</sup> day of May, 2018.

(SEAL)



Christopher House  
Notary Public printed name

  
Notary Public signature

My Commission expires: 6/30/20