

FILED	Nov 06, 2023
AT	08:14:12 AM
BOOK	11852
START PAGE	0809
END PAGE	0811
INSTRUMENT #	34504
RECORDING	\$26.00
EXCISE TAX	\$0.00

THIS INSTRUMENT WAS
PREPARED BY:

Hannah Hein
Hutchens Law Firm

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

**THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR CLIFFS OF ROCKFISH**

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR CLIFFS OF ROCKFISH is made and entered into this 1st day of
November 2023 by Cliffs of Rockfish Owners Association, Inc. ("Association");

WITNESSETH:

WHEREAS, Walter M. Jones & wife, Patricia L. Jones ("Declarant") executed and
caused to be recorded that certain Declaration of Condominium of Cliffs of Rockfish in Book
6518, Pages 477-505, Cumberland County Registry (the "Declaration"); and

WHEREAS, Declarant executed and caused to be recorded that certain Amended
Declaration of Condominium of Cliffs of Rockfish in Book 7393, Pages 352-354, Cumberland
County Registry (the "Amended Declaration"); and

WHEREAS, Declarant executed and caused to be recorded that certain Second Amended
Declaration of Condominium of Cliffs of Rockfish in Book 7507, Pages 360-363, Cumberland
County Registry (the "Second Amended Declaration"); and

WHEREAS, pursuant to the Declaration, the Declaration may be amended by the

Submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

consent of 75% of Association members following the Development Period; and

WHEREAS, the Association is under Association control and 75% of members have consented to the Third Amendment.

NOW, THEREFORE, the Association hereby declares that the Declaration be and hereby is amended as follows:

**DECLARATION
ARTICLE III
DESCRIPTION OF BUILDINGS**

Cliffs of Rockfish Phase I consists of five (5) Buildings consisting of thirty-six (36) Units. Cliffs of Rockfish Phase II consists of five (5) Buildings consisting of twenty-four (24) Units. Cliffs of Rockfish Phase III consists of five (5) Buildings of forty (40) Units. The Building shall have brick and block foundation. Exterior walls shall be brick veneer. The Building is more particularly described in the Plans which are or will be recorded under the name of the Condominium in the Condominium Plans Book in the Office of the Register of Deeds of Cumberland County, which Plans show all particulars of the Buildings. Such Plans show a certification by Robert Charles Evans Architect. Said Plans contain all the information required by N.C.G.S. 47-C-2-109.

The following new Section is hereby added to the Declaration:

Cliffs of Rockfish reserves the right to build future Buildings and Phases in the future.

EXCEPT as specifically herein amended, all terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this Third Amendment to Declaration of Covenants, Conditions and Restrictions of Cliffs of Rockfish to be executed by the Association as of the 15th day of November, 2023.

[Signatures on following pages]

Tammy Six (SEAL)

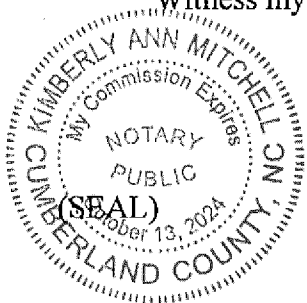
Tammy Six on behalf of Cliffs of Rockfish COA.

STATE OF North Carolina

COUNTY OF Cumberland

The undersigned, a Notary Public in and for said county and state, does hereby certify that Tammy Six, personally appeared before me this day in his or her capacity and acknowledged the due execution of the foregoing Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Cliffs of Rockfish.

Witness my hand and notarial seal, this the 1st day of November, 2023.



Kimberly Ann Mitchell
Notary Public printed name

Kimberly Ann Mitchell
Notary Public signature

My Commission expires: 10/13/2024