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FOR REGISTRATION REGISTER OF DEEDS

Karen S. Hardesty

Carteret County, NC

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Karen S. Hardesty

Prepared by and Return to:
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NORTH CAROLINA

CARTERET COUNTY

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRIDGE VIEW, A PLANNED RESIDENTIAL DEVELOPMENT

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRIDGE VIEW, A PLANNED RESIDENTIAL DEVELOPMENT, is made this the 1st day of February, 2024, by Cedar Point Developers, LLC, hereinafter called "Declarant."

RECITALS:

WHEREAS, Declarant caused a Declaration of Covenants, Conditions, and Restrictions for Bridge View to be recorded in Book 1761, Page 157, Carteret County Registry (the "Declaration"); and

WHEREAS, the Declaration expressly allows the Declarant, during the Declarant's control period, to amend the terms of the Declaration by recording a written amendment in the Register of Deeds of Carteret County, North Carolina; and

WHEREAS, the Declarant's control period for Bridge View is still ongoing; and

WHEREAS, the Declarant desires to amend Article VI, Section 3 of the Declaration;

NOW THEREFORE, the Declarant does hereby amend Article VI, Section 3 of the Declaration to read as follows:

Section 3. Minimum Annual Assessment. The initial minimum annual assessment shall be \$700.00 per year. Assessments shall commence beginning the first day of the month following conveyance of the first Lot in the Subdivision improved by the construction of a single-family residence thereon to an Owner, or following conveyance of the Common Area to the Association, whichever shall occur first. So long as there exists Class B Lots, the Declarant shall pay no dues or assessments.

The Owners of any Lots connected to the Community Septic System, including Lots 49-50 as shown on the Subdivision Map, shall be required to pay in addition to the initial assessment a pro-rata share of any costs associated with the community septic system (the "Septic Assessment"). The Septic Assessment shall be calculated by dividing the full cost of maintaining and repairing the Community Septic System by the number of lots connected to the Community Septic System. Any amounts paid as part of the Septic Assessment which are not used in a given fiscal year for the maintenance and upkeep of the Community Septic System shall be carried over to the following fiscal year and used to offset the costs of maintenance and upkeep for the Community Septic System.

IN WITNESS WHEREOF, as of the above date, the Declarant, by the signature below of its duly authorized representative as the act of Declarant, has set their hand and seal.

CEDAR POINT DEVELOPERS, LLC

BY: 


Name: James E. Maides

Title: Manager

STATE OF NC
COUNTY OF Onslow

I, a Notary Public of the State and County aforesaid, certify that James E. Maides personally appeared before me this day and acknowledged that he executed the foregoing document for the purposes stated therein and in the capacity indicated on behalf of Cedar Point Developers, LLC.

Witness my hand and official seal, this the 1, day of February, 2024


Notary Public

My Commission Expires: 11/03/2026

