

Karen S. Hardesty

Prepared by and Return to:
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NORTH CAROLINA

CARTERET COUNTY

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

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR BRIDGE VIEW, A PLANNED RESIDENTIAL DEVELOPMENT, is
made this the 21st day of January, 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 Lots which Declarant initially planned to connect to a Community
Septic System no longer require such connection; and

WHEREAS, the Declarant desires to amend certain sections of the Declaration to eliminate references to the Community Septic System, in that such system is no longer necessary;

NOW THEREFORE, the Declarant does hereby make the following amendments to the Declaration:

1. Article III, Section 11 of the Declaration is deleted in its entirety.
2. Article VI, Section 3 of the Declaration is amended to remove the second paragraph, and shall 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.

IN WITNESS WHEREOF, as of the date first stated above, 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: [Signature]
 Name: James E. Maides
 Title: Managing Member

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 21, day of January, 2025.

Sarah E. Dail
 Notary Public
 My Commission Expires: 07/31/2028

