

Karen S. Hardesty

Carteret County, NC

November 2, 2022 12:05:25 PM

ADMT # Pages: 2

Fee: \$26.00

NC Revenue Stamp: \$0.00

FILE # 1784012



STATE OF NORTH CAROLINA
COUNTY OF CARTERET

**AMENDMENT TO DECLARATION OF CONDITIONS,
RESERVATIONS AND RESTRICTIONS FOR COASTAL
MEADOWS, SECTION I**

Prepared by: Gaylor Edwards & Vatcher, P.A.
219 New Bridge Street
Jacksonville, NC 28540

THIS AMENDMENT TO DECLARATION OF CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR COASTAL MEADOWS, SECTION I, (the "Amendment") is made this 2nd day of November, 2022, by **E & J DEVELOPERS, LLC**, a North Carolina limited liability company, hereinafter referred to as the "**Declarant**";

WHEREAS, Declarant has heretofore caused to be recorded a Declaration of Conditions, Reservations and Restrictions for Coastal Meadows, Section I in Book 1763, Page 125, in the Office of the Register of Deeds of Carteret County, North Carolina, as amended in Book 1781, Page 385, Carteret County Registry (collectively, the "**Declaration**");

WHEREAS, the Declarant has the right under Section XVIII, "Modifications" of the Declaration to amend the Declaration by virtue of its entitlement to at least sixty seven percent (67.0%) of the votes in the Association;

NOW, THEREFORE, the Declarant does hereby amend the Declaration by adding and inserting at the end of Article IV, Section 13, the following:.

1. Notwithstanding the foregoing, and subject to any governmental law, rule, ordinance or regulation, not more than five (5) chicken hens (but no roosters) may be kept on a lot for domestic purposes only, subject to the following restrictions and conditions: (a) the hens shall be continuously confined in a predator proof cage, coop, crate or other similar fully enclosed apparatus, (b) the cage, coop, crate or other fully enclosed apparatus must be situated in the rear of the primary dwelling so as to restrict it from being viewed from the street or streets adjacent to the lot as much as reasonably possible, (c) no coop shall be placed closer than 25 feet from the rear property line, nor closer than 10 feet to any side lot line, (d) chicken waste shall be disposed of in an expeditious manner so as not to transmit an offensive odor to


adjoining lots, and (e) the chickens shall not be maintained for any business or commercial use..

2. **INCORPORATION BY REFERENCE:** All of the terms, covenants, conditions, restrictions, rights, duties and obligations as set forth in the Declaration, as heretofore amended, are hereby incorporated in this Amendment by reference.

EXCEPT as hereby amended, the conditions, covenants and restrictions set forth in the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed, in its name, by a duly authorized manager, as the act and deed of the Declarant, the day and year first above written.


E & J DEVELOPERS, LLC, a North Carolina limited liability company

By: 
 Name: James E. Maides
 Title: Managing Member

STATE OF NORTH CAROLINA
 COUNTY OF ONSLOW

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity(ies) indicated: **James E. Maides**

Date: November 02, 2022


 (Official Signature of Notary)

Cherri Welch
 (Notary's printed or typed name)

My commission expires: December 03, 2023

