FILED
NORTHAMPTON COUNTY, NC
PAULINE E. DELOATCH
REGISTER OF DEEDS

FILED	Oct 03, 2011
AT	12:12:41 pm
BOOK	00957
START PAGE	0753
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INSTRUMENT #	01728

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BK:00957 PG:0753

THIS SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS, made and executed by Windward Shores Property Owners Association, Inc., a North Carolina non-stock, nonprofit corporation, whose office and place of business is in the State of North Carolina, Northampton County, (hereinafter referred to as the "Association"), with a mailing address of PO Box 340, Henrico, NC 27842,

WITNESSETH:

THAT WHEREAS, the Windward Shores Declaration of Protective Covenants (the "Covenants") was made as of January 15, 1991 by K & R Development Company, Inc., a Virginia corporation (the "Developer"), which is recorded in Book 674, page 836 of the Northampton County Public Registry; and

WHEREAS, Article XII of Section 1 of the above-referenced original Declaration provided that the same might be amended or modified by the written agreement of the then owners of two-thirds of the Residential Lots in the subdivision; and further, that the Association has received written agreement from the owners of 73 lots in the Windward Shores subdivision which constitutes a written agreement of 67% and 69% respectively of the lots in the Windward Shores subdivision.

NOW THEREFORE, the Association hereby files this Supplementary Declaration of Covenants and Restrictions, and hereby declares that the covenants contained herein shall be covenants running with the land and shall apply to lands conveyed in the future by deeds hereafter made which make reference to the original Declaration and which shall now include this Supplementary Declaration of Covenants, and the Association hereby declares that the real estate described in Article II of the Covenants, is made subject to those declarations and supplementary declarations hereinbefore set forth and referenced and made a part hereof by reference herein fully.

Article V, Section 2 "Mobile Homes and Double Wides Prohibited" is hereby modified to "Mobile Homes, Double Wides, and on-frame modulars prohibited." The next line is hereby modified to read: "No mobile homes, on-frame modulars or pre-fabricated double wide units shall be allowed or permitted on the lots."

R.F. $26.00

→ Christine M. Bomar
325 Waterside Dr
Henrico NC 27842

Article XI, Section 1, Motor Vehicles: Change to read: "No unlicensed motor vehicles shall be operated within the subdivision, with the exception of golf carts. This prohibition expressly extends to mini-bikes, go-carts, motor scooters, motorcycles, mopeds, trail bikes, ATVs and all other motorized unlicensed vehicles. Operation of golf carts shall be limited to residents of the subdivision who possess a valid driver's license. Golf carts shall be insured and no golf cart shall be operated after dusk unless equipped with an installed lighting system. In addition, no unlicensed driver shall be permitted to operate any licensed motor vehicle within the subdivision."

The above-referenced original Declaration, together with all supplements and amendments thereto, shall remain in full force and effect as to lands now subject to the same, and except as modified and amended herein, such original Declaration and the supplements thereto shall now also apply in all respects to the property described herein; PROVIDED, HOWEVER, that such amended or modified Declaration may, at the option of the Developer, be made applicable to additional lands.

All covenants, restrictions and affirmative obligations set forth in the Supplementary Declaration of Covenants shall run with and bind the land and shall ensure the benefit of and shall be enforceable by the Developer, the Association, or the Owner of any Residential Lot in the subdivision, their respective legal representatives, heirs, successors and assigns, until January 15, 2011. Thereafter, the Supplementary Declaration of Covenants shall be automatically extended for four successive periods of five years each unless further amended or modified by the written agreement of the then owners of two-thirds of the Residential Lots in the subdivision.

IN WITNESS WHEREOF, the Association has hereunto caused this instrument to be executed in its name by its President, sealed with its corporate seal, all by authority of its Board of Directors duly given on the 28 day of September, 2011.

Windward Shores Property Owners Association, Inc.

By: _____
CHRISTINE M. BOMAR, PRESIDENT

(CORPORATE SEAL)

COMMONWEALTH/STATE OF NC
CITY/COUNTY OF Warren

I, Becky A. Ross a Notary Public of the Commonwealth/State and City/County aforesaid do hereby certify that Christine M. Bomar personally appeared before me in my jurisdiction aforesaid and acknowledged that he is President of Windward Shores Property Owners Association, Inc., a North Carolina corporation, and that by the authority duly given and as the act and deed of the corporation, the foregoing and annexed instrument was signed in its name by its President, sealed with its corporate seal. Witness my hand and official stamp or seal. This is the 28th day of Sept. 2011.

Becky A Ross (SEAL)
NOTARY PUBLIC

My Commission expires: 8/19/2013.

Becky A. Ross
Notary Public
Warren County
State of North Carolina