

NORTH CAROLINA  
BEAUFORT COUNTY

FOR REGISTRATION REGISTER OF DEEDS

Carolyn L Garris  
Beaufort County, NC  
10/31/2025 10:24:28 AM  
Book 2216 Page 604 (3)  
Fee \$26.00



Instrument # 2025005169

Return to: Alexandra C. Boney, PLLC  
Post Office Box 175  
Washington, North Carolina 27889

This instrument prepared by Alexandra C. Boney,  
a licensed North Carolina attorney. No opinion on  
title is rendered by Alexandra C. Boney without a  
separate written opinion on title from Alexandra  
C. Boney.

**AMENEDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF NORTH CREEK LANDING**

**(Beaufort County, North Carolina, Book 882, Page 49; Book 1043, Page 877  
(supplemented); and Book 1714 Page 73 (amended))**

**RE: RESTRICTIONS ON USE AND OCCUPANCY**

Pursuant to the requirements of the North Carolina General Statutes – North Carolina  
Planned Community Act, Chapter § 47F-2-117, Amendment of Declaration, "...the declaration  
may be amended only by affirmative vote of written agreement signed by lot owners of lots to  
which sixty-seven percent (67%) of the votes in the Association are allocated..." The  
Declaration of Covenants, Conditions and Restrictions of North Creek Landing dated June 12<sup>th</sup>  
1987, Article 13 – Restrictions on Use Occupancy, Section F, is amended to read as follows:

"No trade, commerce or other activity which may be considered a  
nuisance to the neighborhood shall be carried upon any lot and no short term or  
vacation rentals shall be permitted. All rentals shall be 12 months in duration, to

maintain a single family residential neighborhood appeal. No trade materials or inventories may be stored upon any Lot and no trucks larger than one (1) ton, house trailer (other than camping trailers) or mobile home may be stored or regularly parked on any Lot. No sign or billboard of any kind shall be erected or allowed to remain on any Lot other than a "For Sale" or "For Rent" sign."

NORTH CREEK LANDING HOMEOWNER'S ASSOCIATION, INC.,  
a North Carolina Non-Profit Corporation

By:



Timothy J. Callahan, President

Attest:



Patricia Thwaites, Treasurer

**THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK**

STATE OF NORTH CAROLINA  
COUNTY OF BEAUFORT

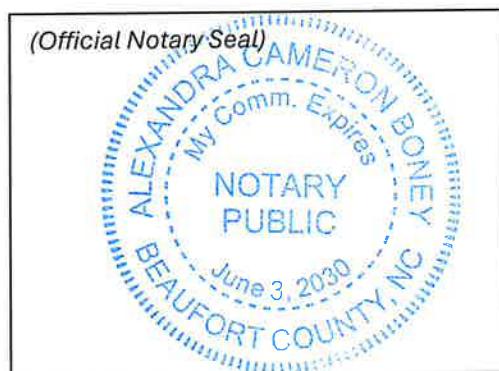
I, Alexandra Cameron Boney, a Notary Public for Beaufort County, certify that Patricia Thwaites, personally appeared before me this day and acknowledged that she is Treasurer of the NORTH CREEK LANDING HOMEOWNER'S ASSOCIATION, INC., a North Carolina Non-Profit Corporation, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by Timothy J. Callahan, its President, sealed with its corporate seal, and attested by herself as its Treasurer.

Witness my hand and official seal, this 31<sup>st</sup> day of October, 2025.

Alexandra Cameron Boney  
NOTARY PUBLIC

Alexandra Cameron Boney  
(Typed or Printed Name of Notary)

My Commission expires: June 3, 2030



A. Boney TIC