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STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

RECORDED AND VERIFIED
REBECCA P. TUCKER
REGISTER OF DEEDS
NEW HANOVER CO. NC

SUPPLEMENTAL DECLARATION TO DECLARATION
CREATING UNIT OWNERSHIP OF PROPERTY
UNDER THE PROVISIONS OF CHAPTER 47A
OF THE GENERAL STATUTES OF THE STATE
OF NORTH CAROLINA (Recorded: Book
1231, Page 650, As Amended)
SUN SKIPPER, PHASE 2

OCT 14 11 11 AM '83

THIS SUPPLEMENTAL DECLARATION, made this 6th day of
October, 19 83, by CAROLINA RESORTS, a North Carolina General
Partnership, with its principal place of business located in the County of
New Hanover, State of North Carolina, hereinafter referred to as
"DECLARANT";

KNOW ALL BY THESE PRESENTS:

36 THAT, WHEREAS, the Declarant is the owner of that certain real
property in the County of New Hanover, State of North Carolina, which is
more particularly described as all of Lots 9 and 10 in Block 27 of the
Northern Section of Carolina Beach, as shown upon a map thereof recorded
in Map Book 3, at Page 67 of the New Hanover County Registry; and

WHEREAS, the Declarant is the owner of the one multi-unit
building, and certain other improvements, heretofore constructed upon the
aforesaid property; and

WHEREAS, it is the desire and the intention of the Declarant to
market, sell and convey interests in the property and the improvements
thereon as a condominium project pursuant to the provisions of Chapter 47A
of the North Carolina General Statutes, entitled "Unit Ownership Act"; and

WHEREAS, said real property is located to the South of and
across 14th Avenue, North from the real property known and designated as
SUN SKIPPER, PHASE 1, a condominium project established by the Declarant
by that DECLARATION CREATING UNIT OWNERSHIP OF PROPERTY UNDER THE
PROVISIONS OF CHAPTER 47A OF THE GENERAL STATUTES OF THE STATE OF NORTH
CAROLINA (hereinafter "Declaration"), which is recorded in Book 1231,
beginning at Page 650, as amended by instruments recorded in Book 1233,
Pages 539, 542, 546, 549 and 554, in the Office of the Register of Deeds
of New Hanover County, North Carolina; the site plan and building plans of
said PHASE 1 having been recorded with said Declaration and in Condominium
Plat Book 4, beginning at Page 26, of said Registry; and

WHEREAS, the real property described above, is a portion of that
real property described in ARTICLE III of said Declaration, recorded in
Book 1231, beginning at Page 650, as amended in which Declarant reserved
the right and option to add and subject to the provisions of said recorded
Declaration, as set forth in Article III thereof; and

WHEREAS, it is the desire and intention of the Declarant in the
recordation of this Supplemental Declaration in the Office of the Register
of Deeds of New Hanover County, North Carolina, to submit all of the real
property and the improvements thereto described above, to the provisions
of the said Chapter 47A, and specifically to the provisions of the above
referenced recorded Declaration; and

NOW, THEREFORE, THE DECLARANT DOES HEREBY DECLARE THAT ALL OF
THE REAL PROPERTY DESCRIBED ABOVE, AS WELL AS ALL OF THE IMPROVEMENTS
CONSTRUCTED THEREON, IS HELD AND SHALL BE HELD, CONVEYED, HYPOTHECATED,
ENCUMBERED, USED, OCCUPIED, AND IMPROVED SUBJECT TO THE FOLLOWING ARTICLES
OF COVENANTS, CONDITIONS, RESTRICTIONS, USES, LIMITATIONS AND OBLIGATIONS,
ALL OF WHICH ARE DECLARED TO BE IN FURTHERANCE OF A PLAN FOR THE
IMPROVEMENT OF SAID PROPERTY AND THE DIVISION THEREOF INTO CONDOMINIUM
UNITS AND SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE A BURDEN AND A
BENEFIT TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS, AND ANY PERSON OR
ENTITY ACQUIRING OR OWNING AN INTEREST IN THE REAL PROPERTY AND
IMPROVEMENTS, OR ANY SUBDIVISION THEREOF, THEIR GRANTEEES, SUCCESSORS,
HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES AND ASSIGNS.

RETURNED TO *J. Jackson*

ARTICLE I.Submission of Property

A. Pursuant to the provisions of Chapter 47A of the North Carolina General Statutes, Section 47A-2, the Declarant does hereby submit all of the real property described on Page 1 hereof, together with all improvements thereon and described herein, to the provisions of the "Unit Ownership Act" of the State of North Carolina, which is codified as Chapter 47A of the General Statutes of the State of North Carolina.

B. In furtherance thereof, Declarant declares and affirms that the real property described on Page 1 hereof, is a portion of the real property described in ARTICLE III of the DECLARATION CREATING UNIT OWNERSHIP OF PROPERTY UNDER THE PROVISIONS OF CHAPTER 47A OF THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA (hereinafter "Declaration"), which is recorded in Book 1231, beginning at Page 650, as amended, in the Office of the Register of Deeds of New Hanover County, North Carolina, and, therefore, by virtue of the exclusive right and option belonging to the Declarant, as reserved to it in Article III of said Declaration, the Declarant further declares that all of the real property described on Page 1 hereof, as well as all of the improvements constructed thereon, is hereby subjected to and henceforth shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to each and every provision of those Articles of Covenants, Conditions, Restrictions, Uses, Limitations and Obligations which are set forth in that recorded Declaration referred to hereinabove, except as those provisions are necessarily altered or changed for this submission as set forth hereinbelow.

Hereinbelow, Declarant has set forth those provisions of said recorded Declaration which of necessity must change for this submission, and has incorporated by reference those provisions which do not.

ARTICLE II.DEFINITIONS

The definitions for the terms used in this Supplemental Declaration and used in the Articles of the said recorded Declaration (recorded in Book 1231, beginning at Page 650, as amended), as they are applicable to this Submission of real property by incorporation herein shall be as follows:

1. The terms Act, Association, Assessment, Board, By-Laws, Common Areas and Facilities, Limited Common Areas and Facilities, Common Expenses, Common Surplus, Condominium, Declarant, Majority or Majority of Unit Owners, Person, Singular, Plural Gender, and Unit Owner are defined in Article II of the Declaration recorded in Book 1231, at Page 650, as amended, referred to hereinabove, and said definitions are incorporated herein by reference.

2. The term Building shall mean and refer to the single multi-unit building which the Declarant has constructed upon the real property described on Page 1 hereof, to be used for residential purposes, as hereinafter provided. Attached hereto and made a part hereof by reference is Exhibit "A" which consists of a full and exact copy of the layout of the building as well as a survey of the real property, drawn by Jack G. Stocks, R.L.S., showing the location of the building thereon. In general, the building has three stories built above a ground floor level situated on the finished grade. There are no basements. The building has a total of approximately 11,380 gross square feet of heated area within the three levels or stories above the garage and storage level, with approximately 3,696 square feet on each of the first two levels and approximately 3,990 square feet on the third level. The building has been subdivided into twelve (12) units, hereinafter defined, as well as the common areas and facilities, also hereinabove defined, of the building. The building has been principally constructed with wood, concrete, stuccorite and asphalt shingle roofing.

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3. The term Declaration shall mean and refer to that DECLARATION CREATING UNIT OWNERSHIP OF PROPERTY UNDER THE PROVISIONS OF CHAPTER 47A OF THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA which is recorded in Book 1231, beginning at Page 650, as amended, in the Office of the Register of Deeds of New Hanover County, North Carolina.

4. The term real property shall mean and refer to all of the property described on Page 1 hereof.

5. The term Supplemental Declaration shall mean and refer to this instrument.

6. The term Unit or Condominium Unit shall mean and refer to any one of those twelve (12) subdivisions of enclosed space within the building, together with any additional areas or spaces accompanying the same as defined hereinbelow, and which are intended to or will be sold as dwelling units pursuant to the Act and this Supplemental Declaration. The deed for any particular unit shall convey such unit by its unit designation and the same shall be deemed to include all that is defined as a part of that unit as stated specifically in this definition, as well as the privileges and appurtenances accompanying any such unit and subject to the covenants, conditions, restrictions, and obligations applicable to unit owners as all are more generally stated and described throughout this Supplemental Declaration.

The twelve (12) units of the building are and will be identified by their unit designations, which are Units D-1 through D-12, both inclusive. These units and their designations are shown upon the plans of the building attached hereto in Exhibit "A" which also shows graphically all particulars of the building and its twelve (12) units, including, but not limited to, the layout, location, ceiling, and floor elevations, dimensions of the units, and the area and location of the common areas and facilities. Reference is hereby made to said plans for the purposes of identifying and locating each unit within the building, as well as identifying its dimensions and approximate areas. No unit bears the same designation as any other. Any conflict between said plans and this definition shall be resolved by reference to the said plans, which shall control.

All units, as well as the additional areas defined as part of each unit hereinbelow, are bounded both as to horizontal and vertical boundaries by the interior finished surface of the units' perimeter walls, ceilings and floors, of the interior surface of the perimeter walls, ceilings, and floors of the additional areas conveyed as part of each unit as defined hereinbelow, subject to the easement reserved hereinbelow for such encroachments as are contained in the building whether the same now exist or may be caused or created by existing construction, settlement, or movement of the building, or by permissible repairs, construction, or alteration.

All units shall be substantially the same in design, construction and material. Each of the twelve (12) units is wholly contained within one of the three levels or stories of the building; there being four (4) units upon or within each of the three levels or stories of the building above the ground floor level situated on finished grade. Each unit shall have two bedrooms, two bathrooms, a combined living/dining/kitchen area, a linen closet, two clothes storage closets, a closet housing the unit's heating and air conditioning equipment, a coat closet, and a closet to house a washer and dryer. In addition, each of the two interior units on the third floor only, has a loft area with skylight.

Each unit is hereby defined to include one open-air balcony or deck, shown on said plans, which is located adjacent to the living area of the unit and a deck assessable to the master bedroom. The deck of the living area also provides access to a outdoor storage closet which is also defined as part of the exterior units only.

The decks are bounded horizontally by the interior finished surface of the floor and ceiling overhang of the decks and is bounded vertically by the interior finished surface or interior plane of either the deck railings or perimeter walls of the decks. The outside storage rooms are bounded both horizontally and vertically by the interior finished surface of its ceiling, floor and perimeter walls.

The kitchen of each unit shall be furnished by the Declarant with prefinished wood cabinets with laminated plastic counter tops, electric range, range hood, double sink, electric dishwasher, electric garbage disposal, electric refrigerator and hot water heater.

Each of the bathrooms of each unit shall be furnished by the Declarant with a fiberglass bath tub with shower head, or a full fiberglass shower with shower head, porcelain water closet and porcelain lavatory in laminated plastic vanity top.

All floor areas of each unit, except the deck floors, storage closet rooms, floors, kitchen and bathroom floors shall be carpeted and the kitchen and bathroom floors shall have vinyl floors as provided by the Declarant.

Each unit shall be equipped by the Declarant with and is defined to include its own electrical meter, and a split system heat pump. The air handling equipment for said heat pump shall be housed within the unit within the closet designated for said purpose in said plans. The condensing units of said heat pumps shall be housed and stored on a treated wooden rack located as shown on said plans. The thermostat for said equipment shall be located within the unit as shown upon said plans.

Each unit is hereby defined also to include:

1. All non-load bearing partition walls located entirely within the unit;
2. All materials, including, but not limited to, carpet, paint, and vinyl attached to, or on, the interior finished surfaces of the perimeter walls, floors, and ceilings of the unit; and all window panes, frames, panes and exterior doors (including garage doors);
3. All air handling and condensing units, ducts and components, and all water, power, telephone, television and cable television, electricity, plumbing, gas and sewage lines, located within the unit; provided, however, that the portion of said lines located within a common compartment for, or installation of, such lines shall be common areas and facilities as defined hereinabove.

Each unit is hereby defined to exclude all pipes, ducts, wires, conduits and other facilities for the furnishing of utility services and other services to the units up to and including the point of entry of such pipes, ducts, wires, conduits and other facilities through the interior finished surface material for perimeter walls, ceilings and floors of the units. All such pipes, ducts, wires, conduits, and other such facilities are defined as a part of the unit at and from their point of entry into the unit.

The definition stated hereinabove for "Unit" is complete and all other aspects of the condominium not hereinabove defined as a part of the units of PHASE 2 or PHASE 1, is defined hereby as a part of the common areas and facilities of the condominium.

7. The term Unit Designation shall mean and refer to the letter and number combination which designates a unit within the condominium as the same is shown upon the plans of the building in Exhibit "A" attached hereto.

ARTICLE III.Plan of Development and Scope of Declaration

The name by which the entire condominium project is known is SUN SKIPPER. The Declarant has caused to be constructed upon the real property described on Page 1 hereof, the single multi-unit building, containing the twelve (12) units of the building as well as the common areas and facilities of both the building and the real property, all as defined hereinabove and as shown upon the plans contained in Exhibit "A" attached hereto and made a part hereof by reference. The units of the building, together with their privileges and appurtenances, shall be offered for sale to the public by the Declarant as condominium units pursuant to the provisions of Chapter 47A of the General Statutes of the State of North Carolina, subject to the covenants, conditions, restrictions, and obligations stated in the Articles of this Supplemental Declaration, the Articles of the Declaration recorded in Book 1231, beginning at Page 650, as amended, referred to hereinabove, which have been incorporated herein by reference, the Articles of Incorporation of the Association, its duly adopted By-Laws and its Rules and Regulations. The units and their owners shall be subject to the jurisdiction of the Association of which each unit owner shall be a member and which shall manage the upkeep and maintenance of the entire condominium project, both PHASE 1 and 2 of SUN SKIPPER, together with any future phases thereof, as a whole, as envisioned and provided for in its Articles of Incorporation and the Declaration (recorded in Book 1231, beginning at Page 650, as amended).

The Declarant, by this Supplemental Declaration, submits only the real property described on Page 1 hereof, together with the improvements thereon, to the Act and hereinafter this submission shall be referred to as SUN SKIPPER, PHASE 2. Nevertheless, the Declarant hereby reserves to itself the exclusive right and option, but not the obligation, to add to or expand the property subject to the Declaration recorded in Book 1231, at Page 650, as amended, referred to hereinabove, by the addition of all or any portion or portions of the remainder of the real property described in ARTICLE III of said Declaration in one or more phases of SUN SKIPPER upon the terms and in the manner set forth in Article III of said Declaration, which are incorporated herein by reference.

ARTICLE IV.The Nature and Incidents of Unit Ownership

A. Each unit shall be conveyed and treated as an individual real property capable of independent use and fee simple ownership, and the owner of each unit shall also own, as an appurtenance to the ownership of each said unit, an undivided interest in the common areas and facilities of SUN SKIPPER, PHASE 1, PHASE 2 and future phases, if any.

Pursuant to the provisions of Paragraph E of Article III of the Declaration recorded in Book 1231, beginning at Page 650, as amended, the Declarant does hereby establish as the undivided fractional or percentage interest belonging to each unit owner of units in SUN SKIPPER, PHASE 1 and PHASE 2, those percentages shown on Exhibit "B" hereto attached, which said interests are appurtenant to each of the eighteen (18) units of SUN SKIPPER, PHASE 1 and PHASE 2. Declarant covenants with all present unit owners of Units in Phase 1 of SUN SKIPPER and all future unit owners of Units in either PHASE 1 or PHASE 2 of SUN SKIPPER that the undivided fractional or percentage interest in the total common areas and facilities of SUN SKIPPER, PHASE 1 and PHASE 2, as stated hereinabove, was determined in a manner consistent both with the provisions of Paragraph E of Article III of the Declaration and with the Act.

B. The provisions of Paragraphs B, C, and D of Article IV of the Declaration, are adopted and incorporated herein by reference, changing the reference to Exhibit "C" in Paragraph B thereof to Exhibit "A" and the reference to "the owners of Units in SUN SKIPPER, PHASE 1", to

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"the owners of Units in SUN SKIPPER, PHASE 1 and PHASE 2".

ARTICLE V.

Incorporation

The terms and provisions of Articles V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV, XVI, XVII and Exhibit "B" of the Declaration, are hereby adopted in their entirety and incorporated herein by reference.

IN WITNESS WHEREOF, the Declarant, CAROLINA RESORTS, has caused this Supplemental Declaration to be signed and sealed by one of its General Partners, all the day and year first above written.

CAROLINA RESORTS

By B. Rex Stephens (SEAL)
General Partner

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

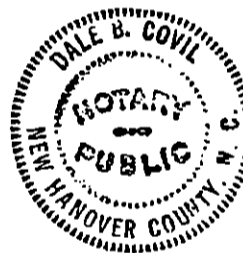
I, a Notary Public of the County and State aforesaid, certify that B. Rex Stephens, personally came before me this day and acknowledged that he is one of the General Partners of CAROLINA RESORTS, a North Carolina General Partnership, and that he executed the foregoing instrument in his capacity as General Partner, for, on behalf of and as authorized by CAROLINA RESORTS, a North Carolina General Partnership.

WITNESS my hand and official stamp or seal, this the 6th day of October, 19 83.

Dale B. Covil
Notary Public

My Commission Expires:

March 16, 1986



JOINDER AND CONSENT OF TRUSTEE AND BENEFICIARY/MORTGAGEE

CAMERON BROWN COMPANY and O. B. HAWKINS, JR., as Trustee, join in the execution of this "SUPPLEMENTAL DECLARATION CREATING UNIT OWNERSHIP OF PROPERTY UNDER THE PROVISIONS OF CHAPTER 47A OF THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA" for the sole purpose of subjecting, submitting and subordinating any and all right, title and interest in the property described on Page 1 hereof, that they have, or either of them has, or may have, by virtue of that Deed of Trust recorded in BOOK 1225, at PAGE 1739, in the Office of the Register of Deeds of New Hanover County, North Carolina, to said SUPPLEMENTAL DECLARATION, and every provision hereof, and to the jurisdiction of SUN SKIPPER UNIT OWNERS ASSOCIATION, as the same may be amended or supplemented from time to time.

IN WITNESS WHEREOF, CAMERON-BROWN COMPANY has caused this JOINDER AND CONSENT to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, this the 4th day of October, 19 83; and, O. B. HAWKINS, JR., as TRUSTEE, has hereunto set his hand and seal, this the 4th day of October, 19 83.

O. B. Hawkins, Jr. (SEAL)
O. B. HAWKINS, JR., TRUSTEE

CAMERON-BROWN COMPANY

BY: Deborah W. Wilkinson
Assistant Vice-President

(SEAL)



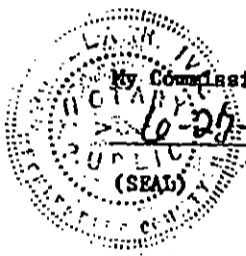
ATTEST:
Angela T. Game Palk
Assistant Secretary

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, a Notary Public of the County and State aforesaid, certify that O. B. HAWKINS, JR., TRUSTEE, personally appeared before me this day and acknowledged the execution of the foregoing JOINDER AND CONSENT. Witness my hand and official stamp or seal, this the 4th day of October, 19 83.

Angela R. Lurie
Notary Public



My Commission Expires:

6-29-87

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, a Notary Public of the County and State aforesaid, certify that Angela T. Game Palk, personally came before me this day and acknowledged that she is Assistant Secretary of CAMERON-BROWN COMPANY, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Assistant Vice-President, sealed with its corporate seal and attested by her self as its Asst. Secretary. Witness my hand and official stamp or seal, this the 4th day of October, 19 83.

Angela R. Lurie
Notary Public



My Commission Expires:

6-29-87

STATE OF NORTH CAROLINA
New Hanover County
The Foregoing Certificate of Dale B. Coyle and Angela R. Lurie,
Notaries Public, are
is certified to be correct.
This the 14 day of Oct. 19 83

7

ROUNTREE, RYALS, JACKSON, SEAGLE & C By Mary Sue Oates
WILMINGTON, NORTH CAROLINA 28403-1600 Asst.
Rebecca P. Tucker, Register of Deeds

EXHIBIT "A"

1256-01-10

10-18-83
K. J. [Signature]

DEPARTMENT OF CHAIRMAN AND MEMBERS
CERTIFICATE OF CHAIRMAN AND MEMBERS
I, the undersigned, Chairman of the Board of the [Organization], do hereby certify that the [Name] is a member of the [Organization] and that the [Name] is entitled to the [Rights] of a member of the [Organization].
[Signature]
[Title]

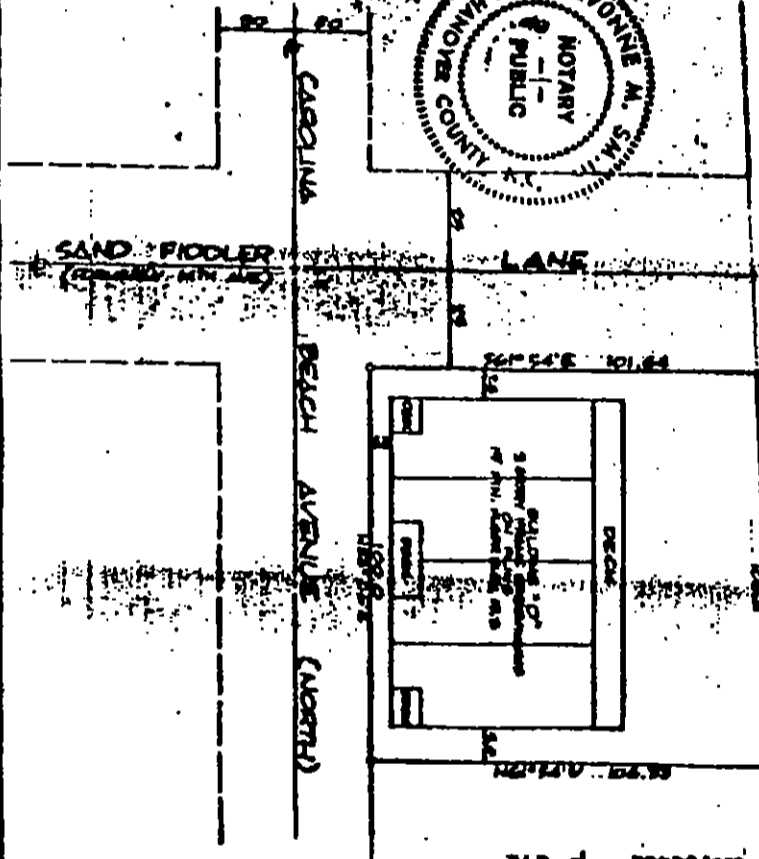
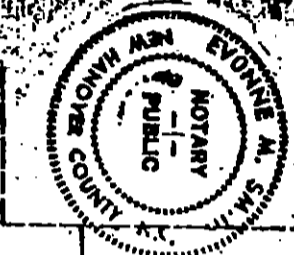
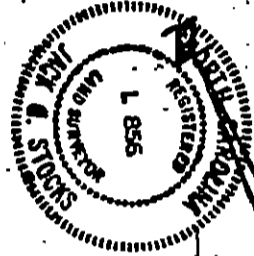
NOTARY PUBLIC
I, the undersigned, Notary Public for the State of North Carolina, do hereby certify that the [Name] is a member of the [Organization] and that the [Name] is entitled to the [Rights] of a member of the [Organization].
[Signature]
[Title]

STATE OF NORTH CAROLINA
COUNTY OF NEW HAVEN
I, the undersigned, Clerk of the Superior Court for the County of New Haven, do hereby certify that the [Name] is a member of the [Organization] and that the [Name] is entitled to the [Rights] of a member of the [Organization].
[Signature]
[Title]

DEPARTMENT OF CHAIRMAN AND MEMBERS
CERTIFICATE OF CHAIRMAN AND MEMBERS
I, the undersigned, Chairman of the Board of the [Organization], do hereby certify that the [Name] is a member of the [Organization] and that the [Name] is entitled to the [Rights] of a member of the [Organization].
[Signature]
[Title]

BUYER REF
10-18-83
10-18-83
10-18-83

JACK G. STONE
REGISTRATION & RECORDS
N.C. REGISTRATION & RECORDS
WILMINGTON, N.C.

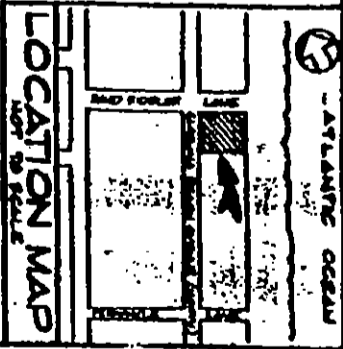


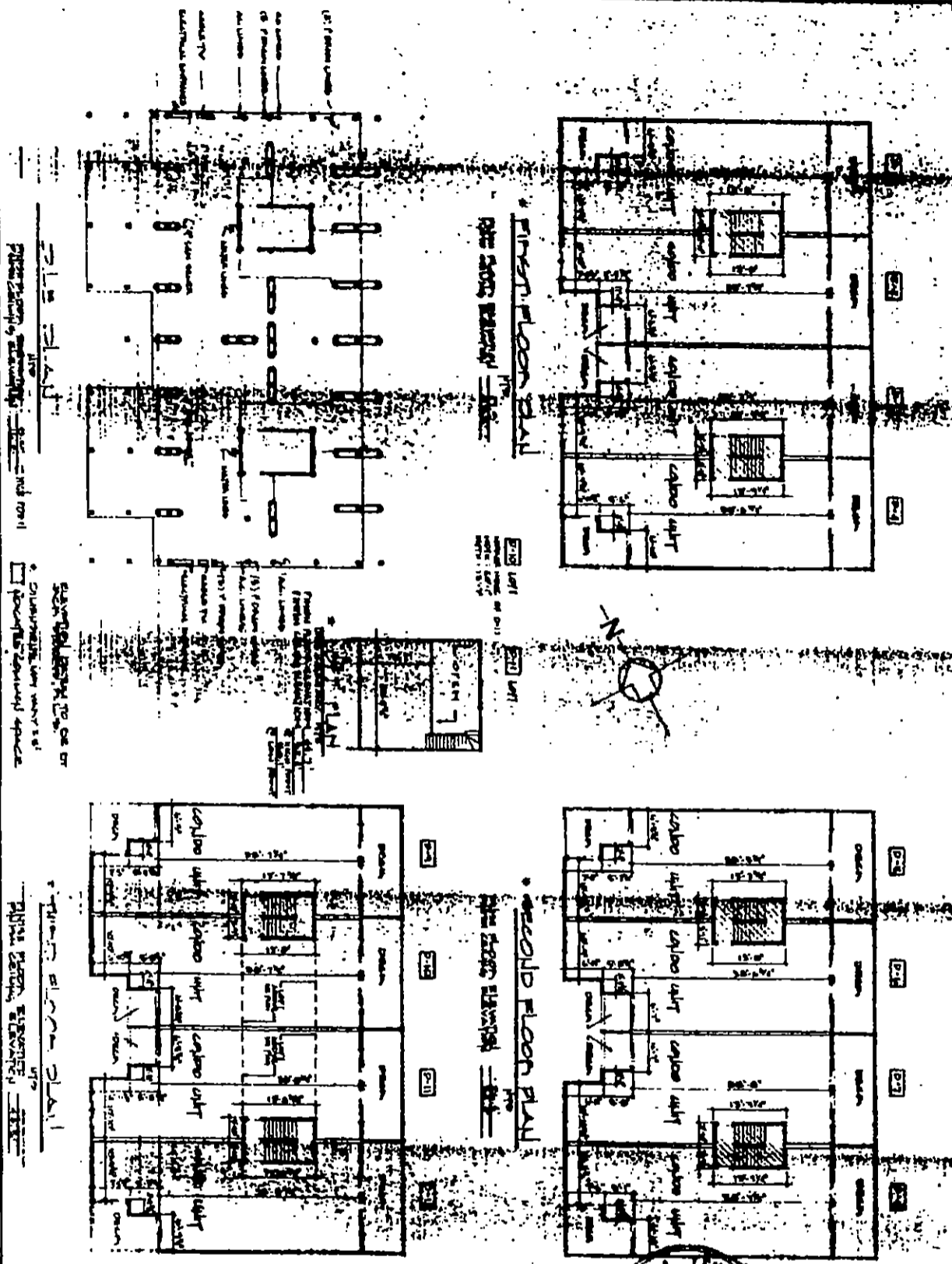
SUN SPANNER PHASE II

CAROLINA BEACH
SCALE 1/2" = 20'
NEW HAVEN COUNTY
SCALE 1/2" = 20'
NORTH CAROLINA
SCALE 1/2" = 20'
DEVELOPED BY JACK G. STONE, REGISTRATION & RECORDS, WILMINGTON, N.C.



DEPARTMENT OF CHAIRMAN AND MEMBERS
CERTIFICATE OF CHAIRMAN AND MEMBERS
I, the undersigned, Chairman of the Board of the [Organization], do hereby certify that the [Name] is a member of the [Organization] and that the [Name] is entitled to the [Rights] of a member of the [Organization].
[Signature]
[Title]





GENERAL NOTES TO BE ON
 * Dimensions are given in feet
 * Symbols are as shown on sheet

GENERAL NOTES TO BE ON
 * Dimensions are given in feet
 * Symbols are as shown on sheet



SUGGS & HARRIS
 ARCHITECTS
 100 S. 1st St., Raleigh, N.C. 27601

SUN SKIPPER
 100 S. 1st St., Raleigh, N.C. 27601
 CAROLINA BEACH, N.C.

B011

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EXHIBIT "B"

<u>UNIT NO.</u>	<u>PHASE NO.</u>	<u>PERCENTAGE OF OWNERSHIP IN COMMON AREAS - PHASES 1 & 2</u>
C-1	1	5.25%
C-2	1	5.25%
C-3	1	5.25%
C-4	1	5.25%
C-5	1	5.25%
C-6	1	5.25%
D-1	2	5.25%
D-2	2	5.25%
D-3	3	5.25%
D-4	2	5.25%
D-5	2	5.25%
D-6	2	5.25%
D-7	2	5.25%
D-8	2	5.25%
D-9	2	5.25%
D-10	2	8.0%
D-11	2	8.0%
D-12	2	5.25%