

B2810 P0630 06-26-2008 08:31:18.000
Robert J. Robinson
Brunswick County, NC Register of Deeds page 1 of 3

Presenter Bald Head Lot 15
③ Total 20 Rev 11 In' 82
C/L 20 C/L# 2102
Refund: _____ C/L _____ Finance _____
 Part of this instrument is in the condition of _____
 Document cannot be verified by original instrument that must be reproduced or copied.

TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE HAMMOCKS

This Twelfth Amendment to Declaration of Condominium of The Hammocks is dated for purposes of reference only this 25th day of June, 2008, and is made and entered into by The Hammocks Association, Inc., a North Carolina nonprofit corporation ("the Association"), upon vote duly made by the members of the Association, as certified by the Association, and with the consent of The Hammocks, LLC, a North Carolina limited liability company ("the Declarant");

WITNESSETH:

WHEREAS, on August 6, 1998 the Declarant caused to be recorded in Deed Book 1240, Page 983 of the Office of the Register of Deeds for Brunswick County, North Carolina, a certain Declaration of Condominium of The Hammocks ("the Declaration"), and did subsequently cause to be recorded in said Registry the First through Eleventh Amendments thereto; and

WHEREAS, Article XII of the Declaration permits the same to be amended in accordance with the provisions of the North Carolina Condominium Act (*NCGS 47C-2-117*) to increase Special Declarant Rights, with the consent of the Declarant during the Period of Declarant Control and upon the unanimous consent of the members of the Association; and

WHEREAS, on June 20, 2008, at a meeting of the members of the Association duly called for the purpose of considering an amendment to the Declaration which would extend for two (2) years the time period in which the Declarant could exercise the Special Declarant Right to add Property to the Condominium, the Association did, by a unanimous vote cast in person and by proxy at said meeting, approve an amendment to the Declaration as hereinafter set forth, as certified by the President of the Association whose signature is affixed to this instrument;

NOW, THEREFORE:

1. The Declaration of Condominium of The Hammocks, recorded in Deed Book 1240, Page 983 of the Office of the Register of Deeds for Brunswick County, North Carolina, as heretofore amended, is further amended as follows:

Notwithstanding any terms, conditions, limitations, restrictions or provisions contained in the Declaration to the contrary, the Declarant's right to add to the Condominium certain real estate consisting of three (3) Units and appurtenant common area shall be extended for a period of two (2) years ending August 6, 2010.



2. It is expressly understood that, to the extent necessary, the definitions contained in the Declaration, as amended, shall be applicable to the terms of this Twelfth Amendment.

3. Except as set out in this Amendment, all of the terms, conditions, limitations, restrictions and provisions contained in the Declaration, including all previous amendments thereto, are and shall remain in full force and effect.

4. As required by the North Carolina Condominium Act [NCGS 47C-2-117(e)], appended hereto is a Certification executed by the President of the Association, certifying that this Twelfth Amendment has been approved by the unanimous vote of the members of the Association as required by North Carolina law and by Article XII of the Declaration.

5. By the signature of its representative hereon, as required by Article XII of the Declaration, the Declarant hereby consents to the adoption of this Twelfth Amendment.

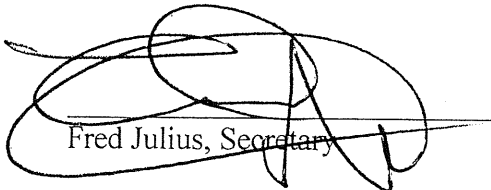
6. This Twelfth Amendment shall become effective upon recordation in the Office of the Register of Deeds for Brunswick County, North Carolina.

IN WITNESS WHEREOF, The Hammocks Association, Inc. and The Hammocks, LLC have each executed this instrument, the 25th day of June, 2008.

THE HAMMOCKS ASSOCIATION, INC.,
a North Carolina non-profit corporation

By: Joyce C. Fulton (SEAL)
Joyce C. Fulton, President

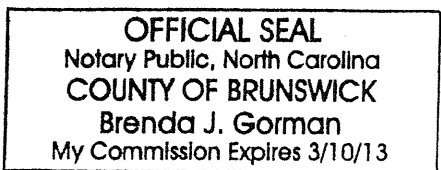
ATTEST:


Fred Julius, Secretary

STATE OF NORTH CAROLINA
BRUNSWICK COUNTY

I, Brenda J. Gorman a Notary Public for the County and State aforesaid, certify that Fred Julius personally came before me this day and acknowledged that he is the Secretary of The Hammocks Association, Inc., a North Carolina nonprofit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by him as its Secretary.

WITNESS my hand and official seal, this the 25th day of June, 2008.



Brenda J. Gorman
Notary Public
My commission expires: 3/10/13



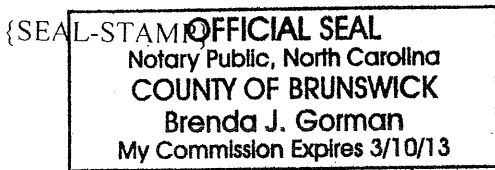
THE HAMMOCKS, LLC,
a North Carolina limited liability company

By: Stephen O. Robertson (SEAL)
Stephen O. Robertson
Manager

STATE OF NORTH CAROLINA
BRUNSWICK COUNTY

I, Brenda J. Gorman, a Notary Public of the County and State
aforesaid, do hereby certify that Stephen O. Robertson, Manager of The Hammocks, LLC, personally
appeared before me this day and acknowledged the due execution of the foregoing instrument as
authorized by and on behalf of The Hammocks, LLC.

Witness my signature and official seal this 25th day of June, 2008.



Brenda J. Gorman
Notary Public
My commission expires: 3/10/13

CERTIFICATION

The undersigned President of The Hammocks Association, Inc., on behalf of said
Association and its Board of Directors, hereby certifies, in accordance with the requirement of the
North Carolina Condominium Act, [NCGS 47C-2-117(e)], that the Declaration of Condominium of
The Hammocks, recorded in Deed Book 1240, Page 983, in the Office of the Register of Deeds for
Brunswick County, North Carolina, as heretofore amended, has been further amended upon the
proper vote of owners of one hundred (100%) percent of the Units within said Association, and that
the Amendment to which this Certification is appended, upon recordation, is certified to be valid,
properly adopted, and in full force and effect.

DATED: June 25th, 2008

By: Joyce C. Fulton
Joyce C. Fulton
President