



4) Presenter Cindy Capps Ret: IS
 Total 26 Rev _____ Int. MR
 Ck \$ _____ Ck # _____ Cash \$ 40.00
 Refund: \$14.00 Cash \$ Finance _____
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Prepared by and return after recording to:

Hope Derby Carmichael
 Jordan Price Wall Gray Jones & Carlton, PLLC
 P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA

FOURTEENTH AMENDMENT TO
 DECLARATION OF CONDOMINIUM OF
 THE HAMMOCKS

BRUNSWICK COUNTY

This FOURTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE HAMMOCKS is made as of this 2ND day of DECEMBER, 2011, by The Hammocks Association, Inc., a North Carolina nonprofit corporation ("Association") and with the consent of The Hammocks, LLC, a North Carolina limited liability company ("Declarant").

W I T N E S S E T H:

WHEREAS, Declarant caused to be recorded a Declaration of Condominium for The Hammocks in Book 1240, Page 983 of the Brunswick County Registry, which was thereafter amended by the recording of the First through Thirteenth Amendments thereto (collectively, "Declaration"); and

WHEREAS, Article XII of the Declaration provides that the Declaration may be amended in accordance with Section 47C-2-117 of the General Statutes of North Carolina and by the affirmative vote by Owners entitled to cast at least 67% of the votes in the Association (as those terms and voting rights and allocations are further defined in the Declaration); and

WHEREAS, Section 47C-2-117(e) of the General Statutes of North Carolina provides that amendments must be recorded by the Association and certified on behalf of the Association by the president of the Association or another officer designated for that purpose; and



WHEREAS, Article XII of the Declaration provides that no amendment may be adopted without consent of the Declarant during the Declarant Control Period; and

WHEREAS, the Declarant and Owners entitled to cast at least sixty-seven percent (67%) of the votes in the Association desire to amend the Declaration as set forth below;

NOW, THEREFORE, the undersigned do hereby declare that the Declaration is amended as follows:

1. Article 5.4 of the Declaration is deleted in its entirety, and inserted in lieu thereof is the following:

5.4 RESTRICTIONS ON RENTALS.

Any Owner who wishes to rent his Unit shall be bound by the following restrictions:

5.4.1 All rental agreements shall be in writing; shall incorporate the requirements of the Declaration, Bylaws, and rules and regulations of the Association; and shall require any renters to abide by all of the obligations set forth in those documents as a condition of the rental agreement. A copy of all rental agreements shall be furnished to the Association prior to commencement of the rental period. Owners are responsible for the actions of their tenants in violating any of the provisions of the Declaration, Bylaws, or rules and regulations of the Association.

5.4.2 The Board of Directors for the Association is authorized to enact further reasonable rules and regulations governing the rental of Units, including, but not limited to, allowable time frame(s) for rental occupancy, limiting the number of occupants of any rental Unit, and establishing reasonable criteria and a procedure for screening renters.

2. All remaining provisions of the Declaration with the exception of the herein stated amendment shall remain in full force and effect.



CERTIFICATION OF VALIDITY OF AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR THE HAMMOCKS

By authority of its Board of Directors, The Hammocks Association, Inc. hereby certifies that the foregoing instrument has been duly approved by Owners entitled to cast at least sixty-seven percent (67%) of the votes in the Association and is, therefore, a valid amendment to the existing Declaration of Condominium.

THE HAMMOCKS ASSOCIATION, INC.

By: Joyce C. Fulton
Joyce C. Fulton, President

ATTEST:
Cindy H. Capps
Cindy H. Capps, Secretary

STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF BRUNSWICK

I, KAREN W HENZEL, a Notary Public of the County and State aforesaid, certify that Cindy H. Capps, personally came before me this day and acknowledged that s/he is Secretary of The Hammocks Association, Inc., and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President and attested by her as its Secretary.

Witness my hand and official stamp or seal, this 2ND day of DECEMBER, 2011.

Karen W Henzel
Notary Public

KAREN W. HENZEL
Printed Name



My commission expires: Aug 24, 2014



BY DECLARANT:

THE HAMMOCKS, LLC

By:

CHARLES A. PAUL, III, MANAGER

STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF BRUNSWICK

I, KAREN W. HENZEL Notary Public for Wake County, North Carolina, certify that Charles A. Paul, III personally came before me this day and acknowledged that he is the Manager of The Hammocks, LLC, a North Carolina limited liability company, and that he, being authorized to do so, executed the foregoing on behalf of The Hammocks, LLC.

Witness my hand and official seal this the 2ND day of DECEMBER, 2011.

Karen W. Henzel
Notary Public

KAREN W. HENZEL
Printed Name

My Commission Expires: Aug 24, 2014

