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FOR REGISTRATION REGISTER OF DEEDS
REBECCA T CHRISTIAN
NEW HANOVER COUNTY, NC
2003 DEC 31 10 29 25 AM
BK 4146 PG 712-716 FEE.\$23 00

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

INSTRUMENT # 2003081592

AMENDMENT TO DECLARATION OF
CASA DEL PLAYA CONDOMINIUMS
AND AMENDMENT TO THE BY-LAWS
OF THE CASA DEL PLAYA UNIT OWNERS ASSOCIATION

THIS AMENDMENT TO THE DECLARATION OF CASA DEL PLAYA CONDOMINIUMS, made this 10 day of Dec., 2003 by CASA DEL PLAYA CONDOMINIUM HOMEOWNERS ASSOCIATION, INC. a North Carolina Non-Profit Corporation, with Articles of Incorporation being recorded in Book 1349 at Page 540 of the New Hanover County Registry.

WITNESSETH:

WHEREAS, the Declaration of Condominium of Casa Del Playa Condominiums is recorded in Book 1348, Page 98 of the New Hanover County Registry; and

WHEREAS, said Declaration was amended in Book 1353, Page 1675 of the New Hanover County Registry; and

WHEREAS, the By-Laws of the Casa Del Playa Unit Owners Association are recorded in Book _____, Page _____, of the New Hanover County Registry; and

WHEREAS, the Declaration of Condominium as hereinabove

referenced, provide that the Declaration and the Amendments thereto may be further amended by instrument duly recorded in the Office of the Register of Deeds of New Hanover County if signed by not less than two-thirds of the owners; and

WHEREAS, Casa Del Playa Unit Owners Associations wishes to amend certain portions of the Declaration of Condominium and By-Laws as follows:

1. The process agent for the Association shall be the President of the Association and the registered address for the Association shall be 1518 S. Lake Park Boulevard, Carolina Beach, North Carolina, 28428. The mailing address of the Association is: P. O. Box 1284, Carolina Beach, North Carolina, 28428.

2. The percentage of unit ownership shall be equal among all unit owners. Each unit owner shall have a 4% undivided interest in the common area regardless of size or market value of the unit.

3. There shall be no rentals of any unit for less than 90 days as such rental constitutes a "vacation rental" as defined by the North Carolina Vacation Rental Act. Any violation of this provision shall result in the association using all legal remedies available to it to enforce this provision.

4. The fine for violations of any restrictions and there amendments shall be \$100.00 per occurrence.

5. All floor modifications in living rooms and bedrooms involving the replacement of carpeting with the installation of

wood, tile or laminate flooring must be approved by the Board of Directors.

6. The basement and common laundry facilities shall no longer be considered common area.

7. The common recreation room can only be used by the unit owners and their guests. No guest or tenant is permitted to use the common recreation room unless invited by and accompanied by the owner.

WHEREAS, pursuant to Paragraph 19 of the Declaration of Casa Del Playa Condominiums as recorded in Book 1348, Page 98, et seq., entitled "Amendment of Declaration", the Declaration **may** be amended by an instrument duly recorded in the Office of the Register of Deeds of New Hanover County signed by not less than two-thirds of the owners as certified by the Secretary of the homeowners association; and

WHEREAS, more than two-thirds of the owners have consented to the amendment as hereinbelow set out as evidenced by Exhibit "A" attached hereto and incorporated herein by reference; and

NOW, THEREFORE, CASA DEL PLAYA CONDOMINIUM HOMEOWNERS ASSOCIATION, INC. hereby amends the Declaration of Condominium of Casa Del Playa Condominium as recorded in Book 1348, Page 98 of the New Hanover County Registry as described hereinabove.

Accept as amended hereby, the Declaration of Condominium of Casa Del Playa and By-Laws of CASA DEL PLAYA CONDOMINIUM HOMEOWNERS ASSOCIATION, INC as hereinabove referenced shall remain

in full force and effect.

IN TESTIMONY WHEREOF, CASA DEL PLAYA CONDOMINIUM HOMEOWNERS ASSOCIATION, INC. has caused this AMENDMENT TO THE DECLARATION OF CASA DEL PLAYA CONDOMINIUMS to be signed in its corporate name and duly attested and sealed with its corporate seal on the day and year first above written.

CASA DEL PLAYA CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

BY:

Harold L. Hindman
President

STATE OF NORTH CAROLINA

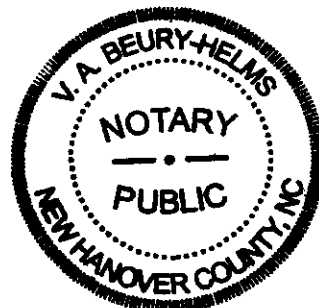
COUNTY OF NEW HANOVER

I, V. A. Beury-Helms, a Notary Public in and for the County and State aforesaid do hereby certify that Harold L. Hindman personally appeared before me this day and acknowledged that he is President of Casa Del Playa Condominium Homeowners Association, Inc., a North Carolina corporation, and acknowledged on behalf of Casa Del Playa Condominium Homeowners Association, Inc. the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal this the 10th day of December, 2003.

V. A. Beury-Helms
Notary Public

My Commission Expires:





REBECCA T CHRISTIAN
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration. 12/31/2003 10:29:25 AM
Book: RE 4146 Page: 712-716
Document No.: 2003081592
AMD DECL 5 PGS \$23.00

Recorder. JACQUELINE NELSON

State of North Carolina, County of New Hanover

The foregoing certificate of VA BEURY HELMS Notary is certified to be correct. This 31 ST of December 2003

REBECCA T CHRISTIAN, REGISTER OF DEEDS

By: 
Deputy/Assistant Register of Deeds

YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.

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