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FOR REGISTRATION REGISTER OF DEEDS
JENNIFER H MACNEISH
NEW HANOVER COUNTY, NC
2012 FEB 10 04 31 47 PM
BK 5617 PG 1351-1354 FEE \$26 00

INSTRUMENT # 2012004312

**Returned To:
JC Hearne, II**

**STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER**

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR PARK RIDGE
AT WEST BAY ESTATES**

This Declaration, Made the 9th day of February, 2012, by **TORCHWOOD DEVELOPMENT COMPANY, INC** and **STEVENS BUILDING COMPANY**, a North Carolina Corporation, hereinafter referred to as "Declarant" or "Developer", and, for the purposes hereinafter stated

WITNESSETH

WHEREAS, Declarant has recorded an Amended Declaration of Protective Covenants in Book 5296, Page 2633, as re-recorded in Book 5305, Page 501, New Hanover County Registry (the "Original Declaration"), and

WHEREAS, Declarant heretofore executed that certain Amendment and Supplemental Protective Covenants and caused the same to be recorded in Book 5501, Page 1318 of the New Hanover County Registry whereby certain real property known as "Park Ridge at West Bay Estates" was annexed and made subject to the Original Declaration; and

WHEREAS, Declarant has added **Section 2, Park Ridge at West Bay Estates** and made it a part of the Planned Community (as defined in the Declaration), by the recording of a map thereof in Map Book 56, Pages 170 and 171, in the Office of the Register of Deeds of New Hanover County, and

WHEREAS, Declarant desires for **Section 2, Park Ridge at West Bay Estates** to be subject to the Declaration

NOW, THEREFORE, Declarant hereby declares as follows:

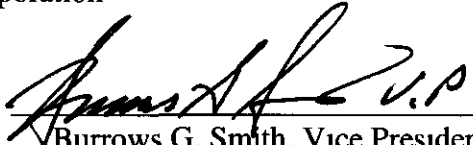
1. That all of the property within **Section 2, Park Ridge at West Bay Estates**, as described above, shall be held, sold and conveyed subject to the Declaration, as heretofore and herein amended, which Declaration shall run with the land and be binding on all parties having any right, title or interest in Section 2, Park Ridge at West Bay Estates, their heirs, successors or assigns, and shall inure to the benefit of each Owner of real property within **Section 2, Park Ridge at West Bay Estates**.

2 That the maximum allowable built-upon area per Lot for the Lots within **Section 2, Park Ridge at West Bay Estates** is 3,500 square feet

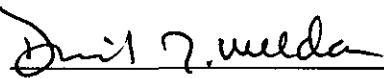
3 Declarant affirms that the Declaration as hereby supplemented and amended remains in full force and effect.

IN WITNESS WHEREOF, Declarant has caused his instrument to be signed in its corporate name by its duly authorized officer, as of the day and year first above written

TORCHWOOD DEVELOPMENT
COMPANY, INC., a North Carolina
corporation

By 
Burrows G. Smith, Vice President

STEVENS BUILDING COMPANY,
A North Carolina corporation

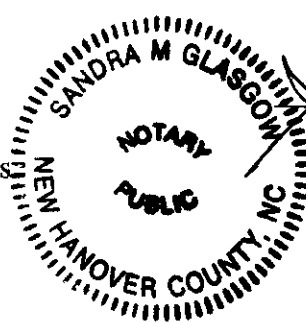
By 
Daniel J. Weldon, Treasurer

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, a Notary Public of the County and State aforesaid, certify that Burrows G. Smith personally came before me this day and acknowledged that he is Vice President of Torchwood Development Company, Inc., 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 Vice President

Witness my hand and official stamp or seal, this 9th day of February, 2012

My commission Expires:
09-17-2013



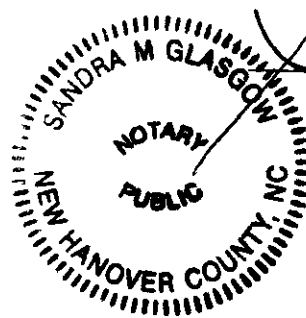
Sandra M. Glasgow
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Sandra M. Glasgow a Notary Public, certify that Daniel J. Weldon personally came before me this day and acknowledged that he is the Treasurer of Stevens Building Company, a North Carolina corporation, and that he, as Treasurer, being authorized to do so, executed the foregoing on behalf of said corporation.

Witness my hand and seal, this the 9th day of February, 2012

My commission Expires:
09-17-2013



Sandra M. Glasgow
Notary Public



JENNIFER H MACNEISH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 02/10/2012 04:31:47 PM
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Document No.: 2012004312
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Recorder: CARTER, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

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