

(a)  
37



FOR REGISTRATION REGISTER OF DEEDS  
REBECCA T CHRISTIAN  
NEW HANOVER COUNTY, NC  
2003 OCT 21 01:07:08 PM  
BK 4062 PG 477-486 FEE \$38 00

INSTRUMENT # 2003068216

Prepared by and Returned to  
Daniel D Mahn, Attorney at Law  
19 North Fifth Street  
Wilmington, NC 28401

**SEAGATE VILLAGE, A CONDOMINIUM  
PHASE 14**

**THIRTEENTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM**

WHEREAS, JOSHUA HOLDINGS, LLC, a North Carolina Limited Liability Company, and STARRIDE, LLC, a North Carolina Limited Liability Company (hereinafter jointly referred to as the "Declarant") have heretofore executed and caused to be recorded in the Office of the Register of Deeds of New Hanover County, North Carolina, in Book 3309 at Page 571 et seq, a Declaration of Condominium for SEAGATE VILLAGE, A CONDOMINIUM, Phase 1, a FIRST AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 2, to be recorded in Book 3410 at Page 1 of the said Registry, a SECOND AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 3, to be recorded in Book 3410 at Page 10 of the said Registry, a THIRD AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 4, to be recorded in Book 3410 at Page 19 of the said Registry, a FOURTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 5, to be recorded in Book 3410 at Page 28 of the said Registry, a FIFTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 6, to be recorded in Book 3410 at Page 37 of the said Registry, a SIXTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 7, to be recorded in Book 3410 at Page 46 of the said Registry, a SEVENTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 8, to be recorded in Book 3410 at Page 55 of the said Registry, an EIGHTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 9, to be recorded in Book 3410 at Page 64 of the said Registry, a NINTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 10, to be recorded in Book 3410 at Page 73 of the said Registry, a TENTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 11, to be recorded in Book 3410 at Page 82 of the said Registry, an ELEVENTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 12, to be recorded in Book 3410 at Page 91 of the said Registry, and a TWELFTH AMENDMENT AND SUPPLEMENT TO DECLARATION OF CONDOMINIUM, Phase 13, to be recorded in Book 4062 at Page 467 of the said Registry (hereinafter referred to as the "Declaration"), and

WHEREAS, in accordance with Article XII of the Declaration, the Declarant expressly reserved the right to add certain Additional Real Estate to the Condominium described in Exhibit A(1) to the Declaration, and

WHEREAS, pursuant to Article XIV of the Declaration, Declarant desires to amend and supplement the Declaration in order to expand the Condominium by the addition of a portion of the Additional Real Estate described in the Declaration

NOW THEREFORE, the Declarant, in accordance with the provisions of the Declaration and the North Carolina Condominium Act, does amend and supplement the Declaration in the following respects

(1) The declaration of the real property submitted to unit ownership under the act as described in Exhibit A to the Declaration is hereby amended and revised to include the real property as shown and designated as SEAGATE VILLAGE, A CONDOMINIUM, Phase 14, on the Plats and Plans recorded in Condominium Plat Book 13 at Pages 7, 8, and 9 in the Office of the Register of Deeds of New Hanover County, North Carolina (the "Registry"), said real property being included is more fully described in Exhibit A-14 attached hereto and made a part hereof by this reference. The real property described in said Exhibit A, Exhibit A-2, Exhibit A-3, Exhibit A-4, Exhibit A-5, Exhibit A-6, Exhibit A-7, Exhibit A-8, Exhibit A-9, Exhibit A-10, Exhibit A-11, Exhibit A-12, Exhibit A-13, and Exhibit A-14 shall be and constitute the Property known as SEAGATE VILLAGE, A CONDOMINIUM, upon the recordation of this Amendment in the Registry

(2) Article II Paragraph 2 3 shall be amended to read as follows

**2.3 Division of Property Into Separately Owned Units.** Declarant, pursuant to the Act, and to establish a plan of condominium ownership for the condominium, does hereby divide the Property into thirty (30) units as shown on the Plats and Plans, as amended, and does hereby designate all such units for separate ownership

(3) Article II Paragraph 2 5 is amended to read as follows

**2.5 Plats and Plans.** The plats of the Condominium, as amended and expanded, are recorded in the Registry as follows

Phase #	Condominium Plat Book	Page
1	12	346
2	13	7 - 9
3	13	7 - 9
4	13	7 - 9
5	13	7 - 9
6	13	7 - 9
7	13	7 - 9
8	13	7 - 9
9	13	7 - 9
10	13	7 - 9
11	13	7 - 9
12	13	7 - 9
13	13	7 - 9
14	13	7 - 9

(4) Exhibit C-1 is hereby substituted in the place of Exhibit C to the Declaration

The Condominium known as SEAGATE VILLAGE, A CONDOMINIUM shall, after the recording of this Thirteenth Amendment and Supplement to the Declaration, consist of 30 units contained in fourteen phases of the said Condominium, 4 units in Phase 1, 2 units in Phase 2, 2 units in Phase 3, 2 units in Phase 4, 2 units in Phase 5, 2 units in Phase 6, 2 units in Phase 7, 2 units in Phase 8, 2 units in Phase 9, 2 units in Phase 10, 2 units in Phase 11, 2 units in Phase 12, 2 units in Phase 13, and 2 units in Phase 14 The Plats and Plans of Phase 14 are attached hereto as Exhibit B-13 and incorporated herein by reference

The common elements of the two additional units subjected to the Act by this Thirteenth Amendment and Supplement consist of all portions of the Condominiums not encompassed by and included within the Condominium units as described in the Declaration, as amended and as shown on the Plats and Plans as amended The Limited Common Elements for the exclusive use of the units subjected to the Act by this Amendment are as shown on the Plats and Plans recorded in Condominium Plat Book 13 at Pages 7, 8, and 9 of the Registry and as shown on Exhibit B-13 attached to this amendment or otherwise by the Declarant

Additional certification pursuant to NCGS 47C-2-109(d) is attached to the additional Plats and Plans and is hereby incorporated as part of the Plats and Plans of the Condominium

EXCEPT AS SPECIFICALLY amended and supplemented by this Thirteenth Amendment, the aforesaid Declaration, as previously amended, shall be and remain in full force and effect and shall apply to all Units, Common Elements, and Limited Common Elements created by this Thirteenth Amendment and Supplement to Declaration of Condominium

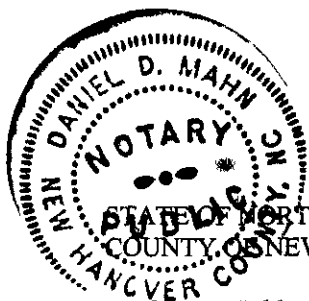
IN WITNESS WHEREOF, JOSHUA HOLDINGS, LLC, and STARRIDE, LLC, has caused this instrument to be executed in their names by their duly authorized manager, this 20th day of October, 2003

JOSHUA HOLDINGS, LLC

By Candice O Alexander  
Candice O Alexander, Manager

STARRIDE, LLC

By Candice O Alexander  
Candice O Alexander, Manager



STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I, a Notary Public of the County and State aforesaid, certify that Candice O Alexander personally came before me this day and acknowledged that she is the Manager of JOSHUA HOLDINGS, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed by her as its Manager Witness my hand and notarial stamp or seal, this 20th day of October, 2003


My Commission Expires  
October 16, 2005

DMM  
Notary Public

STATE OF NORTH CAROLINA  
COUNTH OF NEW HANOVER

I, a Notary Public of the County and State aforesaid, certify that Candice O Alexander personally came before me this day and acknowledged that she is Manager of STARRIDE, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed by her as its Manager Witness my hand and notarial seal, this 20th day of October, 2003

My Commission Expires  
October 16, 2005

  
\_\_\_\_\_  
Notary Public

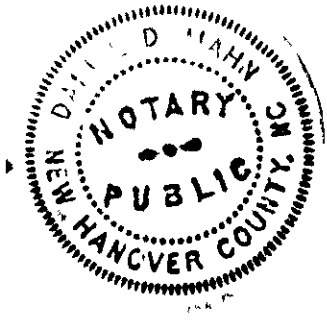


Exhibit A(14)

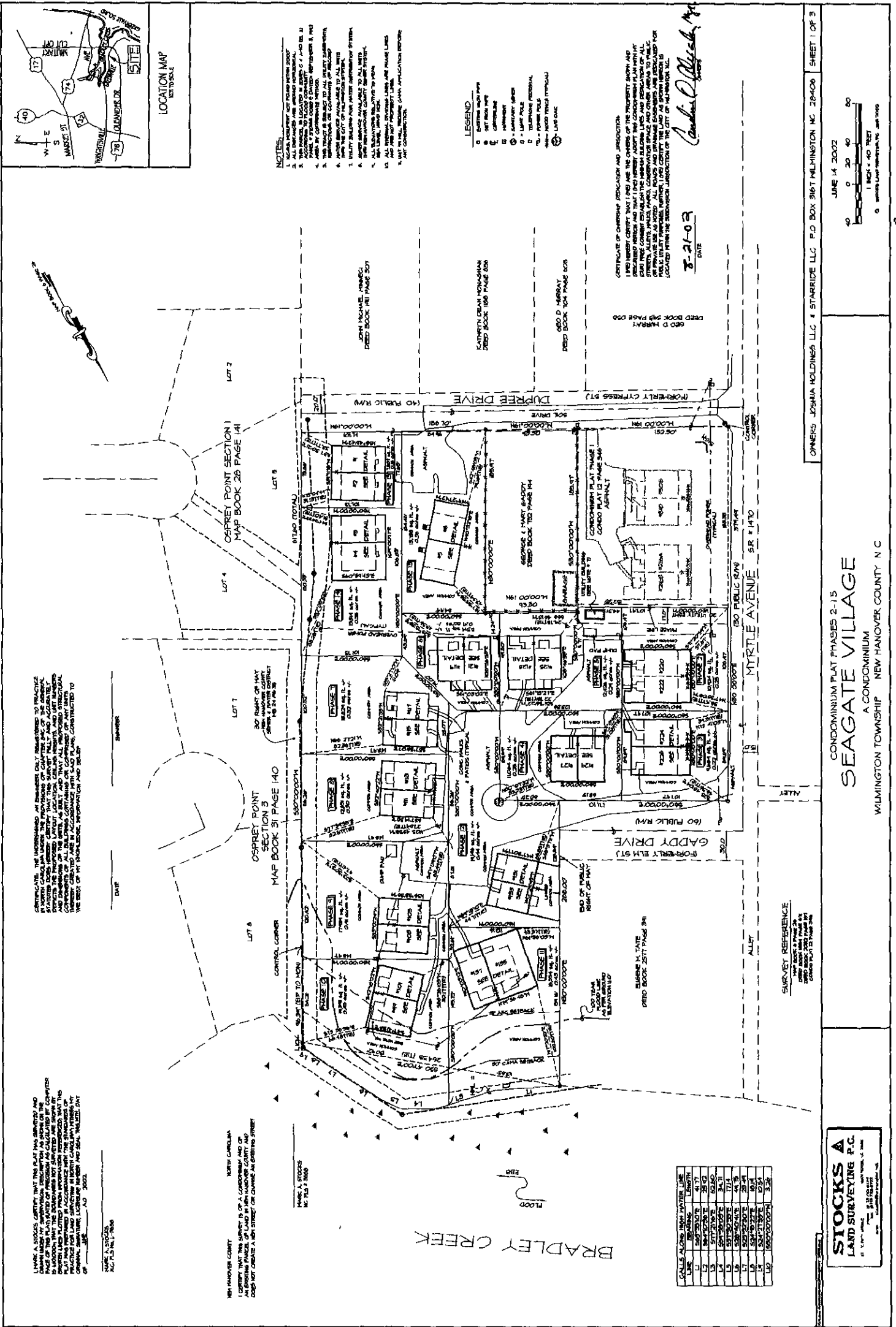
Being all of Phase 14 of SEAGATE VILLAGE, A CONDOMINIUM, as shown on that map of SEAGATE VILLAGE, A CONDOMINIUM, PHASES 2-15, recorded in Condominium Plat Book 13 at Pages 7 - 9 of the New Hanover County Registry, reference to which is hereby made for a more particular description

EXHIBIT C1

**SEAGATE VILLAGE, A CONDOMINIUM**

**PERCENTAGES OF UNDIVIDED INTEREST AND VOTES**

Unit	% of Common Expenses	% of Undivided Interest	Votes
216A	3 125%	3 125%	1
216B	3 125%	3 125%	1
308	3 125%	3 125%	1
310	3 125%	3 125%	1
220	3 125%	3 125%	1
222	3 125%	3 125%	1
224	3 125%	3 125%	1
226	3 125%	3 125%	1
129	3 125%	3 125%	1
127	3 125%	3 125%	1
123	3 125%	3 125%	1
125	3 125%	3 125%	1
119	3 125%	3 125%	1
121	3 125%	3 125%	1
115	3 125%	3 125%	1
117	3 125%	3 125%	1
111	3 125%	3 125%	1
113	3 125%	3 125%	1
103	3 125%	3 125%	1
105	3 125%	3 125%	1
99	3 125%	3 125%	1
101	3 125%	3 125%	1
135	3 125%	3 125%	1
137	3 125%	3 125%	1
131	3 125%	3 125%	1
133	3 125%	3 125%	1
5	3 125%	3 125%	1
6	3 125%	3 125%	1
3	3 125%	3 125%	1
4	3 125%	3 125%	1

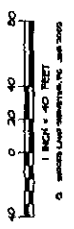


CALLS ALONG BORN WATER LINE	LINE	BEARING	LENGTH
1	S 89° 00' 00" W	20.00	
2	S 89° 00' 00" W	20.00	
3	S 89° 00' 00" W	20.00	
4	S 89° 00' 00" W	20.00	
5	S 89° 00' 00" W	20.00	
6	S 89° 00' 00" W	20.00	
7	S 89° 00' 00" W	20.00	
8	S 89° 00' 00" W	20.00	
9	S 89° 00' 00" W	20.00	
10	S 89° 00' 00" W	20.00	
11	S 89° 00' 00" W	20.00	
12	S 89° 00' 00" W	20.00	
13	S 89° 00' 00" W	20.00	
14	S 89° 00' 00" W	20.00	
15	S 89° 00' 00" W	20.00	
16	S 89° 00' 00" W	20.00	
17	S 89° 00' 00" W	20.00	
18	S 89° 00' 00" W	20.00	
19	S 89° 00' 00" W	20.00	
20	S 89° 00' 00" W	20.00	

**STOCKS A**  
**LAND SURVEYING P.C.**  
 41 S. 14th Street, Suite 200  
 Wilmington, NC 28401  
 Phone: 910.799.1111  
 Fax: 910.799.1112

CONDOMINIUM PLAT PHASES 2-15  
**SEAGATE VILLAGE**  
 A CONDOMINIUM  
 WILMINGTON TOWNSHIP NEW HANOVER COUNTY N C

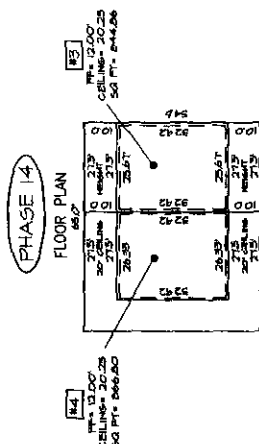
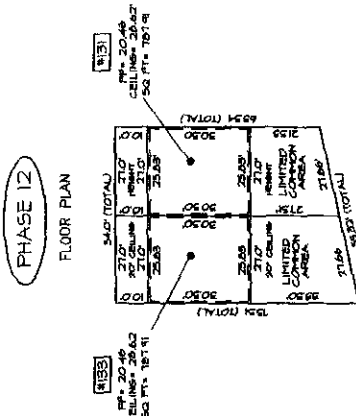
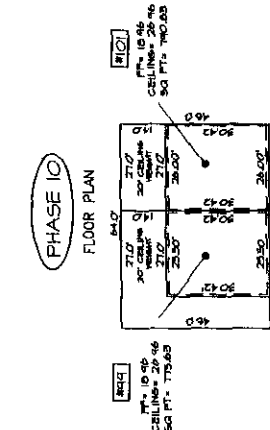
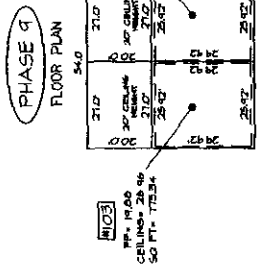
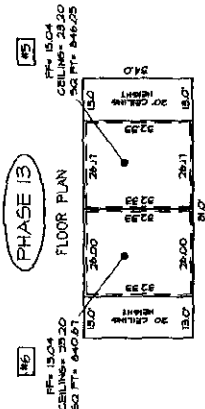
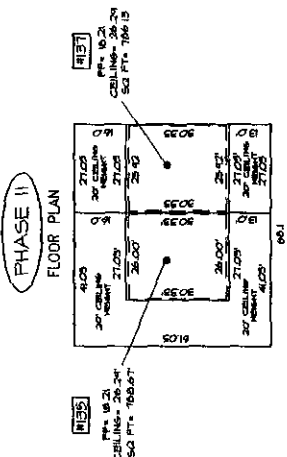
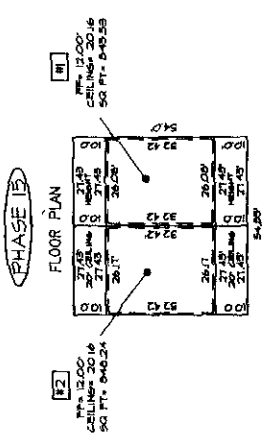
DATE: 7-21-03  
 SURVEYOR: *Carolina Olyshak*  
 CONTRACTOR: JOHNIA HOLDINGS LLC, # STARRIDE LLC, P.O. BOX 9167 WILMINGTON, NC 28406  
 SHEET 1 OF 3



REDUCED

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS





**LEGEND**

--- INDICATES STRUCTURAL INTERIOR WALLS

- - - - - INDICATES BOUNDARY LINE OF UNITS

#103 INDICATES UNIT NUMBER

NOTE: UNIT #11 WILL REQUIRE CANA APPLICATION BEFORE ANY CONSTRUCTION

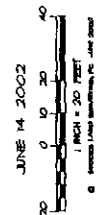
**STOCKS A**  
LAND SURVEYING, P.C.  
1100 W. 10TH STREET, SUITE 101  
WILMINGTON, NC 28405  
PHONE: 754-233-1111  
FAX: 754-233-1112

**SURVEY REFERENCE**  
MAP BOOK A, PAGE 28  
CORRECTED BOOK 2008, PAGE 87  
CORRECTED PLAY OF PAGE 248

CONDOMINIUM PLAT PHASES 2-15  
**SEAGATE VILLAGE**  
A CONDOMINIUM  
WILMINGTON TOWNSHIP NEW HANOVER COUNTY, N.C.

OWNERS: JOSHUA HOLDINGS LLC & STARRIDE LLC, P.O. BOX 8167, WILMINGTON, NC 28406

SHEET 3 OF 3



**THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS**



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

WILMINGTON, NC 28401

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Filed For Registration: 10/21/2003 01:07:08 PM  
Book: RE 4062 Page: 477-486  
Document No.: 2003068216  
AMD DECL 10 PGS \$38.00

Recorder: MARVIS ANN STORER

\*\*\*\*\*

State of North Carolina, County of New Hanover

The foregoing certificate of DANIEL D MAHN Notary is certified to be correct. This 21 ST of October 2003

REBECCA T. CHRISTIAN , REGISTER OF DEEDS

By: *Marvis Ann Storer*  
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.

**\*2003068216\***

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