

Fisher



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Onslow County, NC  
Rebecca L. Pollard Reg. of Deeds

BK 3895 PG 137-140

Prepared by: Glenn O'Keith Fisher  
Attorney at Law  
2505 Henderson Drive  
Jacksonville, NC 28546

NORTH CAROLINA  
ONSLow COUNTY

**SUPPLEMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR ST. JAMES PARK  
OF WILLIAMSBURG PLANTATION, SECTION I**

THIS SUPPLEMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR ST. JAMES PARK OF WILLIAMSBURG  
PLANTATION, SECTION I, made this the 5<sup>th</sup> day of December, 2012, by John Koenig,  
Inc., a North Carolina Corporation, hereinafter called "Declarant" pursuant to North  
Carolina law:

**WITNESSETH:**

THAT WHEREAS, Declarant has heretofore caused to be recorded a Master  
Declaration of Covenants, Conditions and Restrictions for St. James Park of  
Williamsburg Plantation, Section I, (hereinafter "Master Declaration") in Deed Book  
3730, Page 622, Onslow County Registry; and

WHEREAS, the Declarant amended certain provisions of said Master Declaration  
regarding the stormwater and wetlands provisions, said amendment being recorded in  
Deed Book 3895 Page 131, Onslow County Registry; and

GLENN O'KEITH FISHER, Attorney at Law  
2505 Henderson Drive, Jacksonville, North Carolina 28546

WHEREAS, the Master Declaration as above recorded and originally published expressly allows the Declarant to unilaterally subject additional tracts or parcels of land to the terms and conditions of said Master Declaration; and

WHEREAS, the Declarant is the owner of that certain tract or parcel of land described on Exhibit A, attached hereto and incorporated herein by reference as if fully set forth; and

WHEREAS, the aforesaid property described in Exhibit A attached hereto is within the property described on Exhibit B attached to the Master Declaration; and

WHEREAS, pursuant to the terms and conditions of the Master Declaration, the Declarant desires to annex the property described on Exhibit A, attached hereto incorporated herein by reference as if fully set forth, into St. James Park of Williamsburg Plantation and to subject said real property to the provisions of the Master Declaration as amended from time to time; and

WHEREAS, the Declarant will convey the property described on Exhibit A, attached hereto incorporated herein by reference as if fully set forth, subject to all those conditions, restrictions, reservations, liens and charges set forth in the Master Declaration as amended from time to time, all of which is hereby incorporated by reference;

NOW THEREFORE, the Declarant, exercising its right to unilaterally subject additional real property into St. James Park of Williamsburg Plantation and to subject said real property to the provisions of the Master Declaration as amended from time to time, does hereby publish and declare all of the property described on Exhibit A, attached hereto and incorporated herein by reference as if fully set forth, shall be held, conveyed, hypothecated, encumbered, used occupied and improved subject to all the terms and conditions set forth in the said Master Declaration as if such real property were originally described in the Master Declaration, including without limitation, all easements and Declarant's rights contained therein and all provisions placing the said property within the jurisdiction of the Williamsburg Plantation Homeowners Association, Inc. which is declared and agreed to be in furtherance of the plan for the improvements of said property and shall be deemed to run with the land and shall be binding on the Declarant, its successors and assigns, and any person acquiring or owning any interest in the real property improvements, their Grantees, successors, heirs, executors, administrators, devisees and assigns.

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IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed and sealed this the day and date first above written.

John Koenig, Inc.  
By: [Signature] (SEAL)  
John S. Koenig, President

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

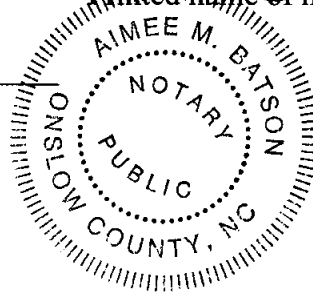
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John S. Koenig, President of John Koenig, Inc.

This the 5 day of December, 2012.

NOTARY SEAL

[Signature]  
Notary Public  
Aimee M. Batson  
Printed name of notary public

My commission expires: 5/28/17



**EXHIBIT A TO SUPPLEMENTAL DECLARATION**

BEING ALL OF the land and lots designated and shown on that plat entitled "ST. JAMES PARK SECTION II of WILLIAMSBURG PLANTATION," dated November 13, 2012, prepared by John L. Pierce & Associates, P.A., and recorded in Map Book 65, Page 134, Cabinet N, Onslow County Registry.

**GLENN O'KEITH FISHER, Attorney at Law**  
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