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STATE OF NORTH CAROLINA  
RECORDED & INDEXED  
COUNTY OF NEW HANOVER  
REGISTER OF DEEDS  
NEW HANOVER CO. NC  
MARY SUE COTS ✓

AMENDMENT TO DECLARATION  
CREATING OWNERSHIP OF  
PROPERTY UNDER PROVISIONS  
OF CHAPTER 47A OF THE  
GENERAL STATUTES OF THE  
STATE OF NORTH CAROLINA

THIS AMENDMENT made this 27<sup>th</sup> day of OCTOBER, 1997  
by The Breakers Homeowners Association, Inc. hereinafter referred  
to as the "Association".

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W I T N E S S E T H:

WHEREAS, Pleasure Properties, Inc. heretofore developed  
certain real property located in New Hanover County, North  
Carolina, which is more particularly described in the "Declaration  
Granting Ownership Of Property Under Provisions of Chapter 47A of  
the General Statutes of the State of North Carolina", recorded in  
Book 1187, at Page 1534, of the New Hanover County Registry; and

WHEREAS, said Declarant heretofore submitted the subject  
property to N.C.G.S. 47A by virtue of the Declaration referenced  
hereinabove, together with subsequent amendments; and

WHEREAS, all units in said condominium have been conveyed by  
the Declarant and the unit owners by virtue of a vote taken at the  
regularly scheduled annual meeting of The Breakers Homeowners  
Association, Inc. held on the 4<sup>th</sup> day of DECEMBER, 1996  
have elected to amend the Declaration of Condominium;

NOW, THEREFORE, the Declaration heretofore recorded in Book  
1187, at Page 1534, of the New Hanover County Registry, as  
previously amended, is hereby amended as follows: By deleting  
Paragraphs F (1) and F (2) in their entirety and substituting in  
lieu thereof the following:

F. (1) Authority to Purchase-All insurance policies upon  
the condominium property shall be purchased by the Association,  
including a master or blanket policy for the benefit of the unit  
owners and their mortgagees, as their interest may appear, in a  
company having an "A"-Best rating or better, and provisions shall  
be made for the issuance of Certificates of Mortgagee Endorsements  
to the Mortgagees of condominium units.

(2) Amount and Scope of Insurance-The Association shall  
obtain insurance on the properties including but not limited to,

RETURNED TO  
DRAWN BY *M. Bradley*  
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BOOK 2263  
PAGE 0603

the common areas and improvements thereon, the limited common areas, and the units save and excepting only the unit owner's upgrades and betterments, furniture and personal property.

Except as herein amended, the aforesaid Declaration as previously filed shall be and remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by its proper corporate officers and its seal affixed hereto the day and year first above written.



THE BREAKERS HOMEOWNERS ASSOCIATION, INC.

BY: Robert A. Duff  
Corporate President

ATTEST:  
James Long  
Corporate Secretary

STATE OF NORTH CAROLINA  
COUNTY OF New Hanover

I, a Notary Public of the County and State aforesaid, certify that James Long personally appeared before me this day and acknowledged that he is the Corporate Secretary of The Breakers Homeowners Association, 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 Corporate President, sealed with its corporate seal and attested by James Long as its Corporate Secretary.

WITNESS my hand and official seal, this the 27<sup>th</sup> day of October, 1997.

Larry D. Johnson Jr.  
Notary Public Larry D. Johnson Jr.

My Commission Expires: July 28, 2002



Breakers/Rest.amend

STATE OF NORTH CAROLINA  
New Hanover County  
The Forgoing/ Annexed Certificate(s) of

Larry D. Johnson, Jr.

Notary (Notaries) Public is/ are certified to be correct.

This the 4 day of Nov., 1997

by Mary Sue Oots  
Deputy Notary Public