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Doc No: 312270
Recorded: 12/15/2014 at 04:54:51 PM
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Currituck County North Carolina
Denise A. Hall Reg of Deeds

Bk 1310 Pg 800-802

Prepared by and return to:
William Brumsey, IV
Brumsey and Brumsey, PLLC
PO Box 100
Currituck, NC 27929

THIS FIRST AMENDMENT TO THE RESTRICTIVE COVENANTS FOR SHINGLE LANDING, PHASE 2 made and entered into this the 20th day of August, 2014, by CTX, INC. a North Carolina corporation, (hereinafter "Declarant");

WITNESSETH:

WHEREAS, Declarant made that certain Declaration of Restrictive Covenants for Shingle Landing Phase 2, recorded in Deed Book 1279, Page 517 of the Currituck County Registry (hereinafter collectively the "Declaration"); and

WHEREAS, Declarant reserved the right to amend the Declaration under Article 2 of the Declaration; and

WHEREAS, Declarant now desires to amend the Declaration.

NOW, THEREFORE, based upon the covenants and conditions herein established, the Declarants hereby amends the Declaration as follows:

- 1. Article 4 is amended as follows:

MINIMUM SQUARE FOOTAGE: No single story dwelling shall be constructed or allowed to remain on said lots having less than 1,800 square feet or floor space in heated areas, exclusive of porches, exterior storage and attached garages. No two story dwelling shall be constructed or allowed to remain on any lot having less than 1,800 square feet in heated areas, exclusive of porches, exterior storage and attached garages. All dwellings shall have a garage of sufficient size to accommodate at least two standard size automobiles. If the garage is a detached garage, it shall be constructed of the same exterior building materials as the principal residence.

- 2. Article 5 is amended as follows:

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SETBACK REQUIREMENTS FOR SINGLE FAMILY DWELLINGS: No. building shall be constructed on any lot nearer than thirty (30) feet to the front (street) lot line, ten (10) feet to any side lot line or nearer than 30 feet to the rear lot line of any lot.

3. Article 6 is amended as follows:

SETBACK REQUIREMENTS FOR PRIVATE GARAGE: All private garages shall comply with the street setback set forth in Article 5 but shall be required to observe only ten (10) foot setback from rear and side boundary lines. All private freestanding garages shall be required to maintain a ten (10) foot setback from the principal dwelling.

4. Article 25 is amended as follows:

FENCES: In order to retain the aesthetic qualities of the neighborhood, the following restrictions relating to fencing will be enforced:

- A. On all lots other than corner lots, no fence shall be installed in front of the rear lines of any house, and those fences in locations where erection is permissible shall not be more than four (4) feet in height.
- B. On all corner lots, no fence shall be installed in front of the rear line of any house nor shall any fence be installed closer to the side street curb than the side line of any house. All fence sections, where permissible, shall not exceed four (4) feet in height.
- C. There shall be no chain link fences installed on any lot.

5. The following shall be added as Article 29:

CRAWL SPACE: All homes shall be constructed on a raised crawl space foundation with brick or brick veneer exposure at all elevations. There shall be no homes constructed on a slab on any lot.

6. The following shall be added as Article 30:

STREETS AND RIGHTS OF WAY: Masonry type structures for mailboxes and/or masonry type columns or other similar structures shall not be constructed within any street right of way. No lot owner, shall fill, or install tile, or other drainage facilities in any ditch located within any street right of way. It is the intent of the Declarant that all street rights of way be maintained in such a manner as to meet the requirements of the North Carolina Department of Transportation for acceptance for maintenance. Declarant reserves the right to take whatever measures as may be required to bring any street right of way into compliance with the requirements of the North Carolina Department of Transportation, including, but not limited to, the removal of offending driveways, culverts, mailboxes or other structures.

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7. Except as amended, the Declaration remains in full force and effect, and the terms and conditions thereof are expressly incorporated herein by reference and made a part hereof.

This the 26th day of August, 2014.

Declarant:

CTX, INC.

By: *Don S. Williams*

Name: Don S. Williams, Sr.

Title: President

STATE OF NC

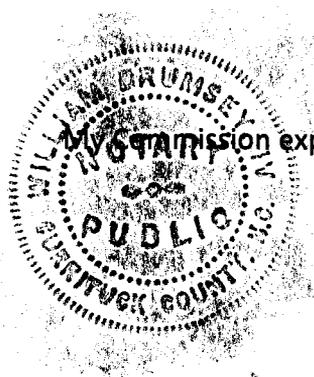
COUNTY OF Currituck

I, a Notary Public of the County and State aforesaid, certify that Don S. Williams, Sr., President of CTX, Inc., a North Carolina corporation, personally appeared before me this day and acknowledged that he is President of CTX, Inc., a North Carolina corporation and that said writing was signed by him in behalf of said corporation by its authority duly given. And the said Don S. Williams, Sr. acknowledged the said writing to be the act and deed of said corporation.

Witness my hand and official stamp or seal, this 16th day of August, 2014.

William Drumsen
Notary Public

My commission expires: 6/20/2015



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Major Subdivision Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: E T Hyman Surveying PC
Address: 133 US Hwy 158 W Suite E
Camden NC 27921
Telephone: 252-338-2913
E-Mail Address: eddie@ethymansurveying.com

PROPERTY OWNER:

Name: CTX, Inc.
Address: C/O Don Williams
PO Box 310
Telephone: Moyock NC 27958
E-Mail Address: cmainstay@aol.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: client

Request

Physical Street Address: 145, 153, 155 & 159 Moyock Landing Drive

Parcel Identification Number(s): 0009-000-029R-0000

Subdivision Name: Shingle Landing Phase 2B lots 99, 101, 102 & 106

Number of Lots or Units: 4

Phase: 2B lots 99, 101, 102 & 106

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.



Property Owner(s)/Applicant*

4/28/2016

Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.**

Community Meeting, if applicable

Date Meeting Held: _____ Meeting Location: _____

Major Subdivision Submittal Checklist – Final Plat

Staff will use the following checklist to determine the completeness of your final plat application within ten business days of submittal. Please make sure all of the listed items are included. The Planning Director shall not process an application for further review until it is determined to be complete.

Major Subdivision Submittal Checklist – Final Plat

Date Received: 4/28/2016

TRC Date: _____

Project Name: Shingle Landing Subdivision Phase 2B lots 99, 101, 102 & 106

Applicant/Property Owner: CTX, Inc.

Final Plat Submittal Checklist		
1	Complete Major Subdivision application	✓
2	Final plat with professional's seal	✓
3	As-built drawings (streets, stormwater management infrastructure, utilities (including hydrant locations), and lighting (if applicable)	✓
4	As-built for landscaping including street trees, heritage trees, and required buffers, fences, and walls	✓
5	Fire Chief certification for dry hydrant installation, if applicable	NA
6	Water/sewer district documents and approvals, if applicable	NA
7	Copy of homeowners association by-laws, restrictive covenants to be recorded, and verification of reserve fund account.	
8	Street, stormwater infrastructure, and open space performance bonds, if applicable	NA
9	NCDOT pavement certification (with asphalt test documents)	NA
10	NCDENR waterline acceptance certification form	NA
11	NCDENR wastewater system completion/connection certificates for central systems. Permit to authorize wastewater flows if a dry-line construction permit was previously approved.	NA
12	5 copies of plans	✓
13	1- 8.5" x 11" copy of plans	✓
14	5 hard copies of ALL documents	✓
15	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

For Staff Only

Pre-application Conference (Optional)

Pre-application Conference was held on _____ and the following people were present:

Comments

Transmittal

Date	4/28/2016	Number of pages including cover sheet	A LOT
To	Donna Voliva Senior Planner	Phone	
		Fax	
From	Eddie Hyman	Phone	252-338-2913
		Fax	
Subject/ Project #	Shingle Landing Phase 2B	Sent Via	Hand Delivered
Enclosures	As noted below		

REMARKS:						
		Please call for further discussion	X	For your review and comment	For your Approval	As you requested
		As we discussed		For your Files	For your use	Other

Message:

Donna,

Attached are the following:

- 1) 5 copies of the final plat
- 2) 5 copies of the drainage and culvert placement plan
- 3) 5 copies of the restrictive covenants
- 4) 5 copies of the subdivision application and check list
- 5) 1 copy of the reduced plans on 8.5 X 11 paper
- 6) A CD with PDF's of all of the above

Thanks Eddie