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Currituck County North Carolina  
Denise A. Hall, Register of Deeds  
BK **1645** PG **337 - 339 (3)**

Prepared by and return to:  
E. Crouse Gray, Jr., Attorney at Law  
GRAY & LLOYD, L.L.P.  
3120 N. Croatan Hwy., Ste. 101  
Kill Devil Hills, NC 27948  
My File No. 14204-001

**FOURTH AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COROLLA BAY**

NORTH CAROLINA  
CURRITUCK COUNTY

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COROLLA BAY made this the 17 day of August, 2021 by **SF COROLLA BAY, LLC**, a North Carolina limited liability company, (hereinafter referred to as "SF").

RECITALS:

A. Corolla Bay, LLC, as Declarant of the Corolla Bay Subdivision, heretofore executed and recorded a Declaration of Covenants, Conditions and Restrictions for Corolla Bay as recorded in Deed Book 1010, Page 689, in the Office of the Register of Deeds of Currituck County, said Declaration is referred to herein as the "Original Declaration".

B. Corolla Bay, LLC heretofore executed a certain Deed of Trust recorded in Book 820 at Page 815 in the Office of the Register of Deeds of Currituck County, as modified and amended, (the "Deed of Trust").

C. Northeastern North Carolina Properties Corolla Soundside, LLC acquired a portion of the property secured by the Deed of Trust by a Deed in Lieu of Foreclosure recorded in Deed Book 1295 at Page 79 in the Office of the Register of Deeds of Currituck County.

D. Pursuant to that certain Assignment of Declarant Rights recorded in Deed Book 1295 at Page 74, in the Office of the Register of Deeds of Currituck County ("Assignment of Declarant Rights"), and as an appurtenance to the property acquired by said Deed in Lieu of Foreclosure as recorded in Deed Book 1295, at Page 79, in the Office of the Register of Deeds of Currituck County, Northeastern North Carolina Properties Corolla Soundside, LLC acquired certain special declarant rights and development rights described in the Declaration, said declarant rights being collectively referred to herein as the "Declarant Rights".

E. Northeastern North Carolina Properties Corolla Soundside, LLC has assigned all Declarant Rights to SF by Assignment of Declarant Rights recorded in Deed Book 1526, Page 534, Office of the Register of Deeds of Currituck County.

F. The original Declaration of Covenants, Conditions and Restrictions for Corolla Bay as recorded in Deed Book 1010, Page 689 has been amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Corolla Bay as recorded in Deed Book 1389, Page 367 and by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Corolla Bay as recorded in Deed Book 1435, Page 550, and by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Corolla Bay as recorded in Deed Book 1437, Page 197; hereinafter the Deed Book 1010, Page 689 being referred to as the "Original Declaration", and the Original Declaration, the First Amendment, the Second Amendment and the Third Amendment being referred herein, jointly and severally, as the "Declaration".

G. SF, LLC is not an affiliate of the original Declarant described in the Declaration.

H. Northeastern North Carolina Properties Corolla Soundside, LLC has recorded a plat creating Lots 63 through 72, Corolla Bay, as recorded in Plat Cabinet Q, Slides 9, 10 and 11, Currituck County Public Registry.

NOW, THEREFORE, SF, LLC does hereby amend the Declaration, as follows:

1. The Declaration is hereby amended by deleting from the Original Declaration Attachment A, which shall be deleted in its entirety and in its place and stead, the following Attachment A-2017 shall be substituted, which is attached hereto and incorporated herein by reference as if set out word for word.

2. The Declaration is hereby amended by adding as additional properties that are subject to the provisions of the Declaration, Lots 63 through 72, as shown on that certain map or plat entitled in part "Monterey Shores P.U.D., Phase III, Corolla Bay - Section II, Final Plat - Lots 63 through 72", as recorded in Plat Cabinet Q, Slides 9, 10 and 11, Currituck County Public Registry.

IN WITNESS WHEREOF, SF has executed Declaration by authority duly given, the day and year first above written.

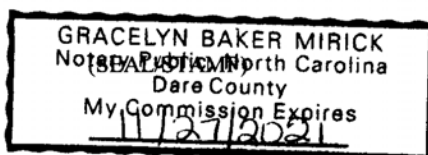
SF COROLLA BAY, LLC

By: [Signature] (SEAL)  
Prem Gupta, Manager

STATE OF NORTH CAROLINA  
COUNTY OF DARE

I, Gracelyn Baker Mirick, a Notary Public, hereby certify that **PREM GUPTA** personally came before me this day and acknowledged the execution of the foregoing instrument, all in his capacity as a manager in, and in the name and for and on behalf of SF COROLLA BAY, LLC, a limited liability company organized under the laws of the State of North Carolina.

Witness my hand and official seal this the 15 day of August, 2021.



Gracelyn Baker Mirick  
Notary Public  
My Commission Expires: 11/27/2021

## ATTACHMENT A

COROLLA BAY STORM WATER MODIFICATION FOR 2017									
Phase	Lot #	Area (sf)	Acres	% covg	Impvs. Covg.				
I	1	12,179	2.80	35%	4,263				
II	2	8,000	0.18	45%	3,600				
II	3	8,000	0.18	45%	3,600				
II	4	7,965	0.18	45%	3,584				
II	5	8,000	0.18	45%	3,600				
II	6	8,000	0.18	45%	3,600				
II	7	7,735	0.18	45%	3,481				
I	8	7,500	0.17	45%	3,375				
I	9	7,927	0.18	45%	3,567				
I	10	8,772	0.20	45%	3,947				
I	11	19,729	0.45	35%	6,905				
I	12	15,050	0.35	35%	5,268				
I	13	14,952	0.34	35%	5,233				
I	14	18,424	0.42	35%	6,448				
I	15	17,077	0.39	35%	5,977				
I	16	21,877	0.50	35%	7,657				
I	17	19,307	0.44	35%	6,757				
I	18	14,991	0.34	35%	5,247				
I	19	16,084	0.37	35%	5,629				
I	20	16,070	0.37	35%	5,625				
I	21	16,032	0.37	35%	5,611				
I	22	15,208	0.35	35%	5,323				
I	23	16,268	0.37	35%	5,694				
I	24	15,368	0.35	35%	5,379				
I	25	16,846	0.39	35%	5,896				
I	26	17,111	0.39	35%	5,989				
I	27	17,074	0.39	35%	5,976				
I	28	16,956	0.39	35%	5,935				
I	29	16,838	0.39	35%	5,893				
I	30	16,722	0.38	35%	5,853				
I	31	16,604	0.38	35%	5,811				
I	32	16,486	0.38	35%	5,770				
I	33	16,331	0.37	35%	5,716				
I	34	15,600	0.36	35%	5,460				
I	35	16,510	0.38	35%	5,779				
I	36	14,243	0.33	35%	4,985				
II	37	12,501	0.29	35%	4,375				
II	61	23,468	0.54	35%	8,214				
II	62	9,828	0.23	35%	3,440				
II	63	10,710	0.25	35%	3,749				
II	64	10,080	0.23	35%	3,528				
II	65	9,381	0.22	45%	4,221				
II	66	9,289	0.21	45%	4,180				
II	67	9,328	0.21	45%	4,198				
II	68	9,367	0.22	45%	4,215				
II	69	9,374	0.22	45%	4,218				
II	70	9,522	0.22	45%	4,285				
II	71	9,518	0.22	45%	4,283				
II	72	9,598	0.22	45%	4,319				