

Return to Christopher L. Seawell
NORTH CAROLINA
DARE COUNTY

THIS REVISED DECLARATION OF PROTECTIVE
COVENANTS made and entered into this 31st day of May, 2001, by
the Undersigned, hereinafter called "Declarants":

WHEREAS, the Declarants are the owners of certain real
property known as the Saltaire Subdivision, as shown on the map or
plat thereof which is recorded in Map Book 7, page 27, and Plat
Cabinet A at slides 11, 12, 30, 360 and 361, in the office of the
Register of Deeds of Dare County, North Carolina;

WHEREAS, Declarants intend to adopt new Covenants and
provide for a mandatory Property Owners Association, which will
inure to the benefit of each and every owner and future purchaser of
lots or parcels shown on the aforesaid described plat;

WHEREAS, Declarants wish to replace and supercede
Covenants entered into on July 10, 1981, by Island Realty, Inc., the
developer of the lands shown on the aforesaid described plat;

WHEREAS, Declarants wish to declare and publish the
Covenants and restrictions, which shall apply to the lands on the
aforesaid, described plat;

THEREFORE, Declarants hereby declare and make known and
publish that the following Covenants and restrictions shall run with
the lands and lots shown on the plat hereinbefore described, and
said Covenants and restrictions shall be binding on all parties
purchasing structures, or building or improving structures on the real
property shown on the aforesaid plat, their heirs or designees or any
other person claiming under them.

THE COVENANTS, RESTRICTIONS, AND DECLARATIONS
ARE AS FOLLOWS:



6051172
Page: 1 of 42
12/19/2001 01:26PM

General

1. **PERMITTED USES.** All lots and lands shall be used exclusively for
residential purposes. No lots or lands included in this Declaration shall be
used or occupied for the manufacture or sale of any articles or for any
commercial purposes of any kind whatsoever, or for the conducting of any



business; restaurants, hotels, motels, rooming houses and boarding houses, or parking lots therefor, are specifically forbidden.

2. **HEIGHT.** No building shall exceed a height of 35 feet, measured from the base of the structure to the highest roofline, not to include chimneys or cupolas.
3. **DENSITIES; BUILDING AND FLOOR AREA.** No more than one residence shall be erected on any one lot. No residence shall be erected on any lot unless it has a livable floor area, excluding porch, garage, sundeck and patio or terrace, of at least 1100 square feet. Building area shall not exceed 20% of the lot area.
4. **YARD REQUIREMENTS.** No building shall be erected or maintained on any lot closer than 25 feet from the front property line, nor closer than 10 feet from the side property lines, nor closer to the rear property line a distance equal to 20% of the lot depth, or a minimum of 20 feet from the rear property line. On a corner lot, a front yard of at least 25 feet shall be required on each street. A corner lot shall have only one side yard; said yard shall be on the side adjoining the interior lot opposite the front yard having the greatest street frontage. When one owner acquires two or more lots, the adjoining one or more lots may be used as one building site and the side lot lines and easements referred to herein shall apply to the outside perimeter line of the combined lots. Buildings erected on oceanfront lots shall be so situated on the lot that the side walls of the building are parallel to the side property lines, the intent of this provision being to have all the buildings fronting on the ocean oriented at the same angle with respect to the front property line.
5. **RESUBDIVISION.** Under no circumstances may a lot be subdivided for the purpose of creating an additional lot. However, existing lots may be added to or combined with other existing lots, as shown on the recorded plat, to produce a larger building site.
6. **FENCES.** No fences shall be constructed on the lots or lands exceeding six feet in height above ground level.
7. **PARKING.** Any residence erected shall provide for sufficient off street parking space to eliminate the need for on street parking under normal conditions. If the residence is used as a rental unit, sufficient off street parking under normal conditions means at least one parking space for each 4 tenants, based on the advertised capacity of the residence.
8. **SIGNS.** No commercial signs, billboards, or advertising structures of any nature whatsoever shall be erected or maintained on any lot except for one sign, not more than 2 square feet, advertising the property for rent or sale. No signs shall be illuminated.
9. **NUISANCES.**
 - (a) All buildings, structures and their appurtenances shall be maintained in a suitable state of repair, and in the event of destruction by fire or other casualty, premises are to be cleared and debris removed within 90 days from date of such casualty, unless law or local authorities require a longer



period.

(b) No noxious or offensive activity shall be carried on upon the lots or lands nor shall anything be done thereon which may be or may become an annoyance or nuisance to other lots or lands subject to these restrictions.

(c) All service utilities, fuel tanks, and woodpiles are to be enclosed within a fence, wall, or rack to avoid the same from causing an unsightly view from any street, or other residence within the subdivision. Exposed pilings shall at least be enclosed on all sides except one by slats not exceeding four inches in width spaced equal to the width of the slat.

(d) No junk, wrecks, or inoperative automobiles, trucks, buses or boats shall be permitted to remain on the property nor shall unsightly material be stored thereon. Owners of unoccupied lots shall at all times keep and maintain their property in an orderly manner and prevent the accumulation of rubbish and debris upon the premises.

(e) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

10. **WATER AND SEWAGE.** All wells and toilets and sewage units installed upon said property shall be in accord with the rules and regulations of the North Carolina Department of Health and shall be located upon said lands in positions approved by said Health Department. No outside toilets will be permitted under any circumstances.
11. **EASEMENTS.** There is reserved an easement for public utilities and cable television within ten feet of all front, side and rear yard lines (except oceanfront lots). All utility connections must be installed underground and at the expense of the individual property owner. All access easement areas shown on the recorded subdivision plat are for the sole and exclusive use by all property owners within the subdivision and their guests. No construction (except driveways) is allowed on any easement area.
12. **TEMPORARY STRUCTURES.** No structure of a temporary character, including but not limited to trailers of any kind, tent, shack, garage, barn, mobile home or other outbuilding shall be used or allowed on any lot or land at any time either temporarily or permanently except such temporary structures as may be necessary for the storage of materials by or for the convenience of workmen during the erection of residences upon the said lot or lands. No temporary structures of any kind including those hereinabove set out shall be used on any lot or land at any time as a residence either temporarily or permanently.

Saltaire Property Owners Association

13. **MANDATORY ASSOCIATION.** Each lot owner in The Saltaire Subdivision shall be a member of the Saltaire Property Owners Association (hereinafter referred to as the "Association"). The



responsibility to become a member of the Association is absolute and becomes effective whether or not the lot owner has built a structure on his or her lot.

14. **ASSOCIATION PURPOSE.** The purpose of the Association is the operation and maintenance of Marlin Drive and Marlin Court, the boardwalk to the beach, common areas, and any activity that the Association deems to be for the best interests of the Saltaire Property Owners, including, but not limited to actions regarding these Covenants.
15. **COVENANT ENFORCEMENT.** Enforcement of these Covenants, restrictions and declarations may be by the Association or any owner of property subject to these Covenants. The relief sought may be either for equitable restraint against the violation thereof, or at law for damages by virtue of any such violation. The invalidation of any one or more of the conditions and restrictions set out herein shall in no way affect any other of such provisions, all of which shall remain in full force and effect.
16. **ARCHITECTURAL CONTROL.** In order to preserve a consistent and natural beauty and to protect purchasers in this property from having undesirable types of architecture placed on abutting properties with a consequent depreciation to the whole, no residence, or improvements or alterations to said residence, shall be constructed or started until the proposed building plans, specifications, and lot plat (showing the proposed location of such building or structure; drive and parking areas) have been approved in writing by the Association, its successors and assigns. In the event that the Association or its designated representatives fail to approve or disapprove said plans and specifications within 30 days after receipt of a written request, then such approval shall not be required. In no event will approval be unreasonably withheld.
17. **CONSTRUCTION PERIOD.** The exterior of all residences and other structures must be completed within six months from commencement of construction except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fire, national emergencies or natural calamities. Where more than six months is required due to size and/or type of structure, the Association shall have the right to extend the time for completion.

Assessments

18. **ASSESSMENTS AMOUNT.** Each lot owner shall be assessed annually the sum of seventy-five (\$75) dollars per improved lot, and thirty-five (\$35) dollars per unimproved lot. The Board of Directors of the Association may, after consideration of maintenance costs and the future needs of the Association, fix the actual assessment for any year at a higher or lesser amount; provided, however, that a majority vote of the Association Members shall be required to raise the assessment more than 25% in any calendar year.
19. **ASSESSMENT DELINQUENCY.** If the assessments are not paid when due, such assessments shall become delinquent and shall, together with interest and cost of collection thereof, as hereinafter provided, become a



continuing lien on the property.

20. **ENFORCEMENT.** The Association may bring an action at law against the owner personally obligated to pay the same or to foreclose the lien against the property, enforceable in the same manner as a mortgage or deed of trust.

Duration of Covenants

21. **DURATION AND BINDING EFFECT OF RESTRICTIONS.** The foregoing conditions, reservations, declarations, covenants and easements shall run with the lands and be binding upon all purchasers of lands or lots in said properties covered by such conditions, reservations, declarations, covenants and easements through the 31st Day of May, 2011, at which time the said conditions, reservations, declarations, covenants and easements shall automatically be extended for further successive periods of 10 years each unless the then owners of a majority of the lots shall record on or before such expiration date an instrument in the office of the Register of Deeds of Dare County, North Carolina, to change the said conditions, reservations, declarations, covenants and easements in whole or in part; provided, however, these conditions, reservations, declarations, covenants and easements shall have effect only on new structures or changes to existing structures from the date hereof, and shall not be applied retroactively.

In witness whereof, the following owners of lots and lands in Saltaire Subdivision 3 record their agreement to this revision of the aforesaid restrictive Covenants, as evidenced by their signatures attached hereto and properly notarized, and further acknowledge that the revised restrictive Covenants shall be recorded in the Register of Deeds office in Dare County, North Carolina.



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and Plat Cabinet A, Slides 11, 12, 30, 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

11

OWNER:

Gregory H. Ulmer (SEAL)
Robin C. Ulmer (SEAL)

STATE OF Washington
COUNTY/CITY OF Spokane

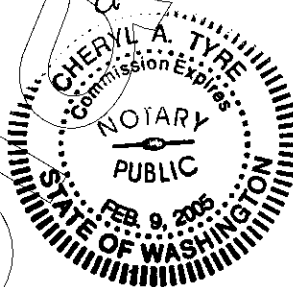
I, a notary public of the county and state aforesaid certify that Gregory H.
and Robin C. Ulmer
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 1st day of Sept., 2001.

Cheryl A. Type
Notary Public

My commission expires:

Feb. 9, 2005





6051172

Page: 7 of 42
12/19/2001 01:26PM

ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and Plat Cabinet A, Slides 11, 12, 30, 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

14

OWNER:

Sarah E. Parrott (SEAL)

(SEAL)

STATE OF Virginia
COUNTY/CITY OF Roanoke

I, a notary public of the county and state aforesaid certify that Sarah E. Parrott
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 29 day of August, 2001.

Donna K. Smith
Notary Public

My commission expires:

03/31/05



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s) 29

OWNER:

William A. Holden

William A. Holden (SEAL)

J. J. Applegate (SEAL)

STATE OF Connecticut
COUNTY/CITY OF New Haven

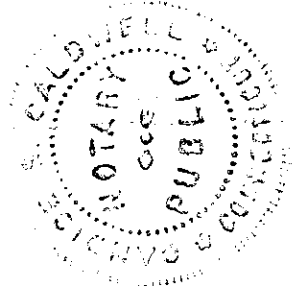
I, a notary public of the county and state aforesaid certify that William A. Holden and Joann Rapp Holden personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 15 day of May, 2001.

Candice Caldwell
Notary Public

My commission expires:

CANDICE CALDWELL
NOTARY PUBLIC
My Commission Expires Feb. 28, 2004





ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and Plat Cabinet A, Slides 11, 12, 30, 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

19

OWNER:

Robert Michel

STATE OF

COUNTY/CITY OF

MARYLAND
FFRANCE

I, a notary public of the county and state aforesaid certify that

Robert Michel
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 1st day of Sept, 2001.

Elizabeth S. Webb
Notary Public

My commission expires:

7-1-2003



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and Plat Cabinet A, Slides 11, 12, 30, 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

OPN -12 MARY

OWNER:

[Signature]

(SEAL)

MA B.

(SEAL)

STATE OF VIRGINIA
COUNTY/CITY OF Hampton

I, a notary public of the county and state aforesaid certify that Dorothy K. Boester
and Robert A. Boester
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 7th day of September 2001.

Karina M. [Signature]
Notary Public



My commission expires: 6/30/03



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and Plat Cabinet A, Slides 11, 12, 30, 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

33

OWNER:

W. J. Gaertner (SEAL)

(SEAL)

STATE OF Virginia
COUNTY/CITY OF Williamsburg

I, a notary public of the county and state aforesaid certify that William L. Gaertner Jr.

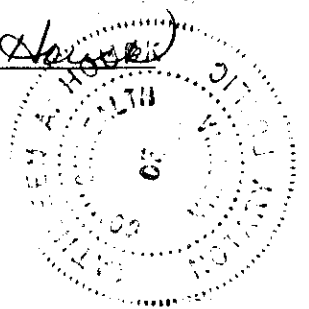
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 28th day of August, 2001.

Kathleen A. Hoover
Notary Public

My commission expires:

3-31-05



Unofficial



6051172

Page: 12 of 42
12/19/2001 01:26PM

ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s) LOT 1 018663-000
LOT 2 009977-000

OWNER:

Carlos J. Morris

(SEAL)

(SEAL)

STATE OF Arizona
COUNTY/CITY OF Maricopa

I, a notary public of the county and state aforesaid certify that Carlos J. Morris

personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 14 day of Sept, 2001.

Jane A. Eaton
Notary Public

My commission expires:

8-14-02



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(

03N(102 MARKIN DRIVE)

OWNER:

Franklin J. Crawford (SEAL)
FRANKLIN J. CRAWFORD
Josephine N. Crawford (SEAL)
JOSEPHINE N. CRAWFORD

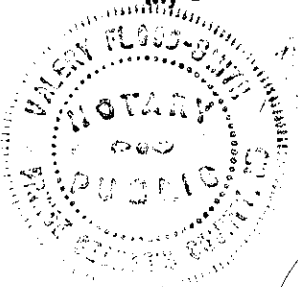
STATE OF Maryland
COUNTY/CITY OF Montgomery

I, a notary public of the county and state aforesaid certify that
Franklin J. Crawford
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 17 day of Aug, 2001.

Valery Flood-Smith
Notary Public

My commission expires:
VALERY FLOOD-SMITH
Notary Public, State of Maryland
My Commission Expires Feb. 6, 2005





ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, Flat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

108 Marlen

OWNER:

Margaret S. Federhart (SEAL)

John A. Federhart (SEAL)

STATE OF Virginia
COUNTY/CITY OF Northumberland

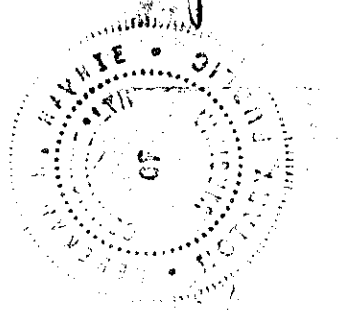
I, a notary public of the county and state aforesaid certify that
Margaret S. Federhart and John A. Federhart
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 15th day of August, 2001.

Rebekah H. Haynie
Notary Public

My commission expires:

MARCH 31, 2004





ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

28

OWNER:

Kenneth A. Wilson (SEAL)

Karen E. Wilson (SEAL)

STATE OF VA
COUNTY/CITY OF Prince William

I, a notary public of the county and state aforesaid certify that Kenneth A. + Karen E. Wilson personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 24 day of July, 2001.

Karen E. Wilson
Notary Public

This notary acknowledgement not accepted for certification due to:
State not regible in

My commission expires:

7-12/31/2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

405

OWNER:

James M. Johnson (SEAL)

Nancy M. Johnson (SEAL)

STATE OF Virginia
COUNTY/CITY OF Virginia Beach

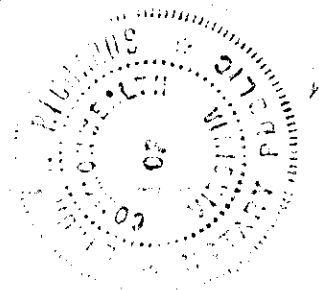
I, a notary public of the county and state aforesaid certify that James M. Johnson
and Nancy M. Johnson
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 22nd day of July, 2001.

Dynda M. DeBauls
Notary Public

My commission expires:

5/31/02





ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

079

OWNER:

Todd S (SEAL)
Kris Stavin (SEAL)

STATE OF VA
COUNTY/CITY OF FAIRFAX

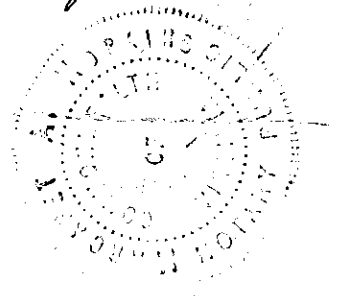
I, a notary public of the county and state aforesaid certify that Todd
And Kris Stavin
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 9th day of June, 2001.

Margaret A. Lippin
Notary Public

My commission expires:

7-31-2003





6051172

Page: 18 of 42
12/19/2001 01:26PM

ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire, Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

405

OWNER:

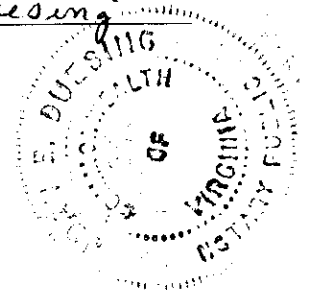
Walter L. Richards III (SEAL)Linda M. Richards (SEAL)STATE OF Virginia
COUNTY/CITY OF Henrico

I, a notary public of the county and state aforesaid certify that Walter L.
Richards, III and LINDA M. RICHARDS
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 24 day of May, 2001.

Joan B. Duesing
Notary Public

My commission expires:

March 31, 2003



**ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION**

The undersigned, owning a lot or multiple lots in Saltaire, Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

35 MARLIN CT.

OWNER:

Alv. Thompson (SEAL)

(SEAL)


STATE OF Virginia
COUNTY/CITY OF Norfolk

I, a notary public of the county and state aforesaid certify that A. W. Lawrence

personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 23rd day of May, 2001.




Notary Public

My commission expires:

9-30-03



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

34

OWNER:

Stanley D. Henderson (SEAL)

De Arliss Henderson (SEAL)

STATE OF Virginia
COUNTY/CITY OF Albemarle

I, a notary public of the county and state aforesaid certify that Stanley D. Henderson
and De Arliss Henderson
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 15th day of May, 2001.

Gail H. Branch
Notary Public

My commission expires:

Sept. 30, 2003



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

44

OWNER:

Elaine F. Panzani

(SEAL)

(SEAL)

STATE OF

Virginia

COUNTY/CITY OF

Lynchburg

I, a notary public of the county and state aforesaid certify that Elaine F. Panzani

personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 17th day of May, 2001.

Notary Public

My commission expires:

January 31, 2005



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

#6

OWNER:

Hannon James Clerk (SEAL)

Linda Clerk (SEAL)

STATE OF New Jersey
COUNTY/CITY OF Middlesex

I, a notary public of the county and state aforesaid certify that Hannon James
and Linda C. Clerk
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 15th day of May, 2001.

Gail Giannotto
Notary Public

My commission expires:
GAIL GIANNOTTO
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 27, 2004



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire, Subdivision, as shown on map or plat recorded in Map Book 7, page 27 and 11, 12, and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

425

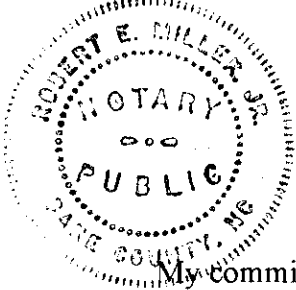
OWNER:

Joseph Patrick Wardlaw (SEAL)
Tanya M. Wardlaw (SEAL)

STATE OF N.C.
COUNTY/CITY OF DARE

I, a notary public of the county and state aforesaid certify that Joseph Patrick + Tanya M. Wardlaw personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 26th day of May, 2001.



Robert E. Miller
Notary Public

My commission expires:

Feb 2, 2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

26

OWNER:

Juan E. Martinez (SEAL)

Elizabeth P. Martinez (SEAL)

STATE OF

NC

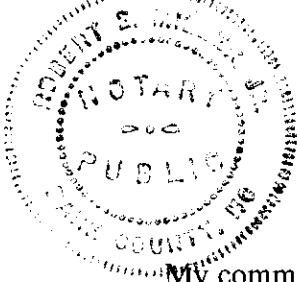
COUNTY/CITY OF

Durham

I, a notary public of the county and state aforesaid certify that

ELIZABETH P. MARTINEZ
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 26th day of MAY, 2001.



Robert E. Martinez
Notary Public

My commission expires:

Feb 2, 2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Sides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

16 N

OWNER:

William Pettit (SEAL)
Patricia Pettit (SEAL)

STATE OF

COUNTY/CITY OF

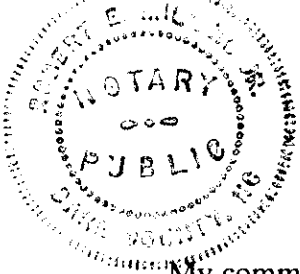
N-C

DALME

I, a notary public of the county and state aforesaid certify that

WILLIAM
+ PATRICIA PETTIT
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 24 day of MAY, 2001.



Robert E. Miller, Jr.
Notary Public

My commission expires:

Feb 2, 2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

23 & 24

OWNER:

Rob Brook (SEAL)

Elanora Brook (SEAL)

STATE OF N.C.
COUNTY/CITY OF DALE

I, a notary public of the county and state aforesaid certify that Doug
MARIANNA BROOK
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 26th day of MAY, 2001.



Robert E. Miller, Jr.
Notary Public

My commission expires:

FEB 2, 2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire, Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

13

OWNER:

Carol B. Garrett (SEAL)

(SEAL)

STATE OF
COUNTY/CITY OF

Virginia
Chesapeake

I, a notary public of the county and state aforesaid certify that

Carol B. Garrett
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 21st day of May, 2001.



Calandra L. Smith
Notary Public

My commission expires:

12-31-2003



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

12

OWNER:

Carole B. Barrett (SEAL)

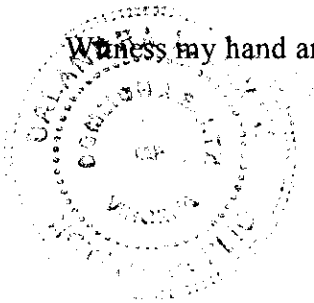
(SEAL)

STATE OF Virginia
COUNTY/CITY OF Chesapeake

I, a notary public of the county and state aforesaid certify that

Carole B. Barrett
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 21st day of May, 2001.



Calandra L. Smith
Notary Public

My commission expires:

12-31-2003



6051172

Page: 30 of 42
12/19/2001 01:26PM

ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

15N

OWNER:

Donnie Williamson (SEAL)

____ (SEAL)

STATE OF Virginia
COUNTY/CITY OF Fairfax

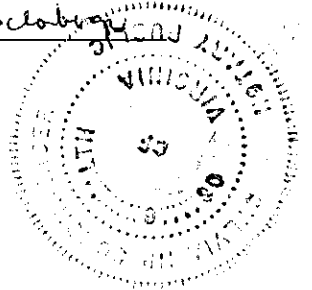
I, a notary public of the county and state aforesaid certify that Donnie Williamson
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 24th day of May, 2001.

Sylvia W. P. Schaberg
Notary Public

My commission expires:

May 30, 2002





ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

LOT 30

OWNER:

Robert D. Middlebrooks (SEAL)
Ruth B. Middlebrooks (SEAL)

STATE OF North Carolina
COUNTY/CITY OF Dare

I, a notary public of the county and state aforesaid certify that ROBERT D. MIDDLEBROOKS and RUTH B. MIDDLEBROOKS personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 21st day of May, 2001.



Josephine H. Lewis
Notary Public

My commission expires:

Oct. 28, 2004



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire, Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

5

OWNER:

David C. P. Johnson (SEAL)

Bertine M. Johnson (SEAL)

STATE OF

COUNTY/CITY OF

N-C

DARLE

I, a notary public of the county and state aforesaid certify that DAVID E P & BERTINE M. JOHNSON personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 26th day of MAR, 2001.



Robert E. Miller, Jr.
Notary Public

My commission expires:

FEB. 2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

4

OWNER:

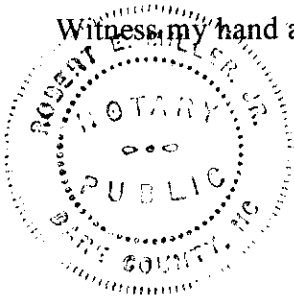
Martha P. McKee (SEAL)

(SEAL)

STATE OF N.C.
COUNTY/CITY OF DALME

I, a notary public of the county and state aforesaid certify that Martha P. McKee
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 26th day of MAY, 2001.



Robert E. Miller
Notary Public

My commission expires:

Feb. 14, 2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 78 Page 27 and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

27

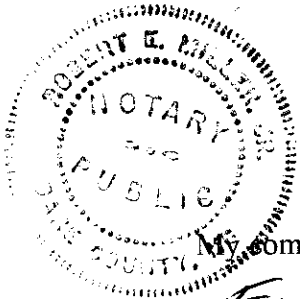
OWNER:

Gail L. Moran (SEAL)
____ (SEAL)

STATE OF N.C.
COUNTY/CITY OF DARE

I, a notary public of the county and state aforesaid certify that GAIL L. MORAN
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 24th day of MAY, 2001.



Robert E. Miller
Notary Public

My commission expires:

Feb 2, 2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

37

OWNER:

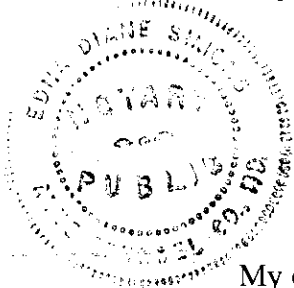
Richard W. Flanagan (SEAL)

Ellen S. Flanagan (SEAL)

STATE OF Maryland
COUNTY/CITY OF Prince Georges

I, a notary public of the county and state aforesaid certify that
Richard W. Flanagan + Ellen S. Flanagan
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 5th day of June, 2001.



Edna Diane Simms
Notary Public

My commission expires:

5/1/03



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

465

OWNER:

[Signature] (SEAL)
[Signature] (SEAL)

STATE OF Virginia
COUNTY/CITY OF Virginia Beach

I, a notary public of the county and state aforesaid certify that James A. King
and Bridgett M. King
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 1st day of June, 2001.

[Signature]
Notary Public

My commission expires:

May 31, 2003



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27 and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

58

OWNER:

Theodore M. Burke (SEAL)

Jerre Burke (SEAL)

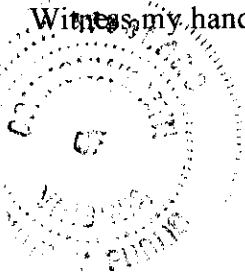
STATE OF VIRGINIA

~~COUNTY~~/CITY OF VIRGINIA BEACH

I, a notary public of the county and state aforesaid certify that Theodore M. Burke and Jerre Burke

personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 29th day of May, 2001.



Anna Woolard
Notary Public

My commission expires:

May 31, 2004



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Map Book 7, Page 27, and 11, 12 and 30, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

4A

OWNER:

H. L. Bohon

(SEAL)

Patricia D. Bohon

(SEAL)

STATE OF

Virginia

COUNTY/CITY OF

Suffolk

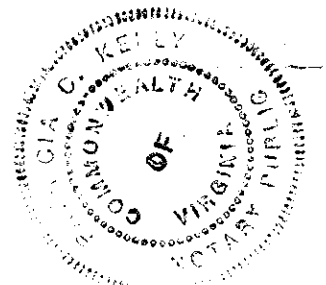
I, a notary public of the county and state aforesaid certify that H. L. Bohon
and Patricia D. Bohon
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 5th day of June, 2001.

Patricia C. Kelly
Notary Public

My commission expires:

1/31/04

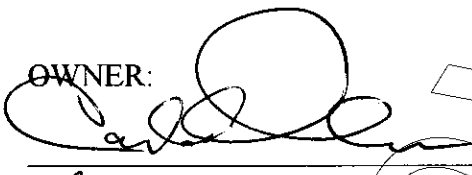




ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)
435

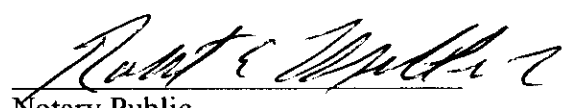
OWNER:  (SEAL)
Barbara E. Mercado (SEAL)

STATE OF N-C
COUNTY/CITY OF DARE

I, a notary public of the county and state aforesaid certify that CARLOS & BARBARA E. MERCADO personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 26th day of MAY, 2001.




Notary Public

My commission expires:
FEB 2, 2002

Unofficial



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

141 Marlin

OWNER:

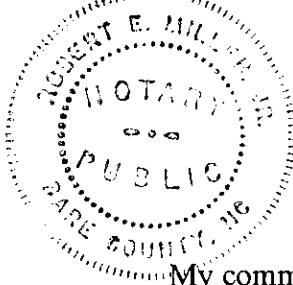
Mya Kane (SEAL)

____ (SEAL)

STATE OF _____
COUNTY/CITY OF _____

I, a notary public of the county and state aforesaid certify that MICHAEL J. KANE
personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 24th day of MAY, 2001.



Robert E. Miller
Notary Public

My commission expires:

FEB 2, 2002



ADDENDUM TO REVISED
DECLARATION OF PROTECTIVE COVENANTS
OF
SALTAIRE SUBDIVISION

The undersigned, owning a lot or multiple lots in Saltaire Subdivision, as shown on map or plat recorded in Plat Cabinet A, Slides 360 and 361, consent to the Revised Declaration of Protective Covenants, hereto attached, and further agree that same shall run with the lots owned by the undersigned.

Lot(s)

32

OWNER:

Jan 1. 11 (SEAL)

Rosemary J. Holder (SEAL)

STATE OF Virginia

COUNTY/CITY OF Norfolk

I, a notary public of the county and state aforesaid certify that Lawrence R. Holder
and Rosemary T. Holder

personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 22nd day of May, 2001.

Albert J. Holder
Notary Public

My commission expires:

June 30, 2003



State of North Carolina
County of Dare

The foregoing certificate of **Cheryl A. Tyre** of State of Washington and **Donna K. Smith** and **Karina M. Telling** both of Commonwealth of Virginia and Candice S. Caldwell of Connecticut and **Elizabeth B. Wible** of Hartford Co. Maryland **Kathleen A. Houck** of Commonwealth of Virginia and **Jane A Eaton** of Maricopa Co. Arizona and **Valery Flood-Smith** of Prince George's Co. Maryland **Rebekah H. Haynie** of Commonwealth of Virginia and **Linda M. Richards** and **Margaret A. Hopkins** both of Commonwealth of Virginia and **Joan B. Duesing** and **Tonya C.F. Newsome** and **Gail W. Branch** and **Stephanie L. Yess** and **Betty Y. Henderson** of The Commonwealth of Virginia and **Gail Giannotto** of New Jersey and **Robert E. Miller, Jr.** of Dare Co. NC and **Calandra L. Smith** and **Sylvia NP Schonberger** both of Commonwealth of Virginia and **Josephine H. Lewis** of Currituck Co. NC and **Edna Diane Simons** of Ann Arundel Co. Maryland and **Robin L. Tilley** and **Anna Woolard** both of Commonwealth of Virginia and **Patricia C. Kelly** of Commonwealth of Virginia and **Albert F. Helms, Jr.** of Commonwealth of Virginia all Notaries Public are certified to be correct. This instrument and this certificate are duly registered at the Date and Time in the Book and Page shown on the first Page hereof.

Barbara M. Gray, Register of Deeds

By: Andrian Y. Tellett
Deputy Register of Deeds