

Prepared by and return to:

E. Crouse Gray, Jr., a licensed North Carolina Attorney.

GRAY & LLOYD, L.L.P.

3120 North Croatan Hwy., Ste. 101

Kill Devil Hills, NC 27948

www.grayandlloyd.com

252.441.4338

My File No. 12337-008

NORTH CAROLINA, CURRITUCK COUNTY

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WATERSIDE VILLAGES OF CURRITUCK**

**THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WATERSIDE VILLAGES OF CURRITUCK** ("Supplemental Declaration")
is made this the 8th day of JULY, 2022, by **WSV Development, LLC, a North
Carolina limited liability company**, (hereinafter sometimes referred to as "Successor Declarant").

RECITALS:

1. VOC, LLC, a North Carolina limited liability company, as Declarant, as the then owner of a certain tract or parcel of land, caused to be prepared a Declaration of Covenants, Conditions and Restrictions for Waterside Villages of Currituck, which is recorded in Deed Book 908, Page 872, Currituck County Public Registry, including all amendments and supplements thereto (hereinafter, collectively, the "Declaration").
2. VOC, LLC as Declarant recorded a First Amendment to Declaration of Covenants, Conditions and Restrictions for Waterside Villages of Currituck, as recorded in Deed Book 931, Page 32, Currituck County Public Registry which, among other items added a new Section 10.11 entitled "Initial Working Capital Fund".
3. VOC, LLC executed a deed of trust as recorded in Deed Book 881, Page 14, Currituck County Public Registry.
4. Due to default of the loan secured by the deed of trust, the trustee of the deed of trust sold the real property that was subject to the deed of trust to Waterside Villages, LLC, a Delaware limited

liability company.

5. The Trustee's Deed is recorded in Deed Book 1055, Page 530 further transferred all "special declarant rights" (including all rights to exercise "development rights").

6. Waterside Villages, LLC assigned all special declarant rights to WSV Dec, LLC, a North Carolina limited liability company, by document recorded in Deed Book 1257, Page 307, Currituck County Public Registry.

7. WSV Dec, LLC, assigned all declarant rights to WSV Development, LLC, a North Carolina limited liability company, by document recorded in Deed Book 1404, Page 471, Currituck County Public Registry.

8. WSV Development, LLC is the owner of various lands contained within the Waterside Villages at Currituck.


9. WSV Development, LLC desires to amend all covenants applicable to the Waterside Villages at Currituck.

NOW, THEREFORE, Successor Declarant, does hereby amend the Declaration by deleting in its entirety Section 10.11 in the Declaration and in its place and in its stead substitutes the following:

Section 10.11 Upon the sale and closing of the purchase of each Unit by the Declarant to an unrelated Person, other than a Declarant, the purchaser of each Unit shall pay a non-refundable contribution to the working capital of the Association equal to five (5) monthly installments of assessments..

IN WITNESS WHEREOF, Successor Declarant has caused this Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Villages of Currituck to be executed by authority duly given, the day and year first above written.

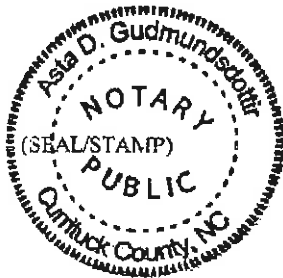
WSV Development, LLC

By:  _____ (SEAL)
Prem Gupta, Manager

STATE OF NORTH CAROLINA
COUNTY OF Carr

I, Asta Gudmundsdottir, 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 WSV Development, LLC, a limited liability company organized under the laws of the State of North Carolina.

Witness my hand and official seal this the 5th day of July, 2022.



[Signature]

Notary Public

My Commission Expires: SEPT. 6, 2024

ID: Doc # 377162
County: Currituck
Date: 07/08/2022 Time: 10:43:12AM

Prepared by and return to:
E. Crouse Gray, Jr., a licensed North Carolina Attorney,
GRAY & LLOYD, L.L.P.
3120 North Croatan Hwy., Ste. 101
Kill Devil Hills, NC 27948
www.grayandlloyd.com
252.441.4338
My File No. 12337-008

NORTH CAROLINA, CURRITUCK COUNTY

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WATERSIDE VILLAGES OF CURRITUCK**

**THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WATERSIDE VILLAGES OF CURRITUCK** (“Supplemental Declaration”) is made this the 8th day of JULY, 2022, by **WSV Development, LLC**, a North Carolina limited liability company, (hereinafter sometimes referred to as “Successor Declarant”).

RECITALS:

1. VOC, LLC, a North Carolina limited liability company, as Declarant, as the then owner of a certain tract or parcel of land, caused to be prepared a Declaration of Covenants, Conditions and Restrictions for Waterside Villages of Currituck, which is recorded in Deed Book 908, Page 872, Currituck County Public Registry, including all amendments and supplements thereto (hereinafter, collectively, the “Declaration”).
2. VOC, LLC as Declarant recorded a First Amendment to Declaration of Covenants, Conditions and Restrictions for Waterside Villages of Currituck, as recorded in Deed Book 931, Page 32, Currituck County Public Registry which, among other items added a new Section 10.11 entitled “Initial Working Capital Fund”.
3. VOC, LLC executed a deed of trust as recorded in Deed Book 881, Page 14, Currituck County Public Registry.
4. Due to default of the loan secured by the deed of trust, the trustee of the deed of trust sold the real property that was subject to the deed of trust to Waterside Villages, LLC, a Delaware limited

liability company.

5. The Trustee's Deed is recorded in Deed Book 1055, Page 530 further transferred all "special declarant rights" (including all rights to exercise "development rights").

6. Waterside Villages, LLC assigned all special declarant rights to WSV Dec, LLC, a North Carolina limited liability company, by document recorded in Deed Book 1257, Page 307, Currituck County Public Registry.

7. WSV Dec, LLC, assigned all declarant rights to WSV Development, LLC, a North Carolina limited liability company, by document recorded in Deed Book 1404, Page 471, Currituck County Public Registry.

8. WSV Development, LLC is the owner of various lands contained within the Waterside Villages at Currituck.


9. WSV Development, LLC desires to amend all covenants applicable to the Waterside Villages at Currituck.

NOW, THEREFORE, Successor Declarant, does hereby amend the Declaration by deleting in its entirety Section 10.11 in the Declaration and in its place and in its stead substitutes the following:

Section 10.11 Upon the sale and closing of the purchase of each Unit by the Declarant to an unrelated Person, other than a Declarant, the purchaser of each Unit shall pay a non-refundable contribution to the working capital of the Association equal to five (5) monthly installments of assessments..

IN WITNESS WHEREOF, Successor Declarant has caused this Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Villages of Currituck to be executed by authority duly given, the day and year first above written.

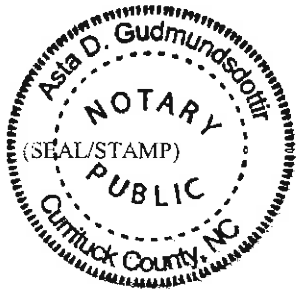
WSV Development, LLC

By:  _____ (SEAL)
Prem Gupta, Manager

STATE OF NORTH CAROLINA
COUNTY OF Carruthers

I, Asta Gudmundsdottir, 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 WSV Development, LLC, a limited liability company organized under the laws of the State of North Carolina.

Witness my hand and official seal this the 5th day of July, 2022.



Notary Public

My Commission Expires: Sept. 6, 2026

BK 1701 PG 935 - 937 (3)
This Document eRecorded:
Tax: \$0.00
Currituck County, North Carolina
Denise A. Hall, Register of Deeds

DOC# 377161
07/08/2022 10:42:40 AM
Fee: \$26.00

Prepared by and return to:
E. Crouse Gray, Jr., a licensed North Carolina Attorney.
GRAY & LLOYD, L.L.P.
3120 North Croatan Hwy., Ste. 101
Kill Devil Hills, NC 27948
My File No. 13401-002

NORTH CAROLINA
CURRITUCK COUNTY

**FIFTH AMENDMENT TO DECLARATION
FOR VILLAS AT WATERSIDE CONDOMINIUM**

THIS FIFTH AMENDMENT TO DECLARATION FOR VILLAS AT WATERSIDE CONDOMINIUM (the "Amendment") made and entered into this the 2nd day of November, 2018, by **WSV DEVELOPMENT, LLC, a North Carolina limited liability company** (hereinafter the "Successor Declarant"), and **WSV HOLDINGS, LLC, a North Carolina limited liability company** (hereinafter the "Owner").

RECITALS:

A. VOC, LLC, the original Declarant of the Villas at Waterside Condominium, caused to be constructed condominium units and recorded an original Declaration for Villas at Waterside Condominium as recorded in Deed Book 993, Page 371, Currituck County Public Registry, (hereinafter said original Declaration as recorded in Deed Book 993, Page 371, as amended, the "Villas at Waterside Condominium Declaration"). The capitalized terms set forth in this Amendment have the same meanings as set forth in the Villas at Waterside Condominium Declaration, unless otherwise defined or the context otherwise prohibits.

B. VOC, LLC as original Declarant further executed a Deed of Trust as recorded in Deed Book 881, Page 14, Currituck County Public Registry securing certain indebtedness.

C. That due to default, the Holder of the note secured by the Deed of Trust recorded in Deed Book 881, Page 14, instituted a foreclosure proceeding leading to a Trustee's Deed as recorded in Deed

submitted electronically by "Gray & Lloyd, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Currituck County Register of Deeds.

Book 1055, Page 530, and re-recorded in Deed Book 1058, Page 660, Currituck County Public Registry transferring certain real properties to Waterside Villages, LLC. In addition, said Trustee's Deed transferred all "Special Declarant Rights", including all rights to exercise "Development Rights" to Waterside Villages, LLC.

D. Waterside Villages, LLC transferred and quitclaimed all Declarant Rights to WSV Dec, LLC, by document recorded in Deed Book 1257, Page 307, Currituck County Public Registry.

E. WSV Dec, LLC assigned all Declarant Rights to WSV Development, LLC by document recorded in Deed Book 1404, Page 471, Currituck County Public Registry.

F. Successor Declarant and Owner desire to amend the Declaration for Villas at Waterside Condominium.

NOW, THEREFORE, Owner and Successor Declarant, acting pursuant to the assignments and the provisions of the Villas at Waterside Condominium Declaration, as amended, do hereby amend the Declaration as follows:

Article 24, Subsection N and any comparable provision contained in any amendments to the Declaration of Villas at Waterside Condominium is deleted in its entirety and in its place and stead, the following shall be substituted:

ARTICLE 24
ASSESSMENTS; LIABILITY, LIEN AND ENFORCEMENT

N. Upon the sale and closing of the purchase of each Unit by the Declarant to an unrelated Person, other than a Declarant, the purchaser of each Unit shall pay a non-refundable contribution to the working capital to both the Condominium Association equal to two (2) monthly installments of the Villas at Waterside Condominium Association assessment and to the Property Owners Association of the Waterside Development in the amount of two (2) monthly installments of assessments.

IN WITNESS WHEREOF, Owner and Successor Declarant have caused this Amendment to be executed in such form as to be binding, all by authority duly given, the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

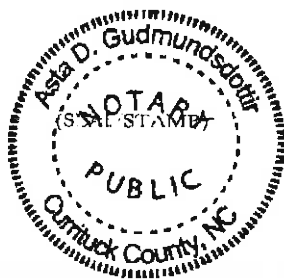
OWNER:
WSV HOLDINGS, LLC

By: [Signature] (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Currituck

I, Asta D. Gudmundsdottir 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 **WSV Holdings, LLC**, a limited liability company organized under the laws of the State of North Carolina.

Witness my hand and official seal this the 5th day of July, 2022.



[Signature]
Notary Public
My Commission Expires: Sept. 6, 2026

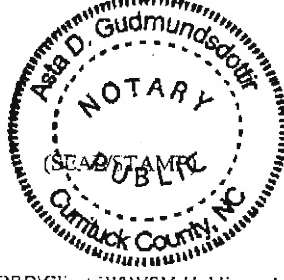
SUCCESSOR DECLARANT:
WSV DEVELOPMENT, LLC

By: [Signature] (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Currituck

I, Asta D. Gudmundsdottir 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 **WSV Development, LLC**, a limited liability company organized under the laws of the State of North Carolina.

Witness my hand and official seal this the 5th day of July, 2022.



[Signature]
Notary Public
My Commission Expires: Sept. 6, 2026

ID: Doc# 377161

County: Curruck

Date: 01.08.2022 Time: 10:42:40AM

Prepared by and return to:
E. Crouse Gray, Jr., a **licensed North Carolina Attorney**,
GRAY & LLOYD, L.L.P.
3120 North Croatan Hwy., Ste. 101
Kill Devil Hills, NC 27948
My File No. 13401-002

NORTH CAROLINA
CURRITUCK COUNTY

**FIFTH AMENDMENT TO DECLARATION
FOR VILLAS AT WATERSIDE CONDOMINIUM**

THIS FIFTH AMENDMENT TO DECLARATION FOR VILLAS AT WATERSIDE CONDOMINIUM (the “Amendment”) made and entered into this the 2nd day of November, 2018, by **WSV DEVELOPMENT, LLC, a North Carolina limited liability company** (hereinafter the “Successor Declarant”), and **WSV HOLDINGS, LLC, a North Carolina limited liability company** (hereinafter the “Owner”).

RECITALS:

A. VOC, LLC, the original Declarant of the Villas at Waterside Condominium, caused to be constructed condominium units and recorded an original Declaration for Villas at Waterside Condominium as recorded in Deed Book 993, Page 371, Currituck County Public Registry, (hereinafter said original Declaration as recorded in Deed Book 993, Page 371, as amended, the “Villas at Waterside Condominium Declaration”). The capitalized terms set forth in this Amendment have the same meanings as set forth in the Villas at Waterside Condominium Declaration, unless otherwise defined or the context otherwise prohibits.

B. VOC, LLC as original Declarant further executed a Deed of Trust as recorded in Deed Book 881, Page 14, Currituck County Public Registry securing certain indebtedness.

C. That due to default, the Holder of the note secured by the Deed of Trust recorded in Deed Book 881, Page 14, instituted a foreclosure proceeding leading to a Trustee’s Deed as recorded in Deed

GRAY & LLOYD, L.L.P. • ATTORNEYS AT LAW • 3120 N. Croatan Hwy. • Suite 101 • Kill Devil Hills, NC 27948 • (252) 441-4338

Book 1055, Page 530, and re-recorded in Deed Book 1058, Page 660, Currituck County Public Registry transferring certain real properties to Waterside Villages, LLC. In addition, said Trustee's Deed transferred all "Special Declarant Rights", including all rights to exercise "Development Rights" to Waterside Villages, LLC.

D. Waterside Villages, LLC transferred and quitclaimed all Declarant Rights to WSV Dec, LLC, by document recorded in Deed Book 1257, Page 307, Currituck County Public Registry.

E. WSV Dec, LLC assigned all Declarant Rights to WSV Development, LLC by document recorded in Deed Book 1404, Page 471, Currituck County Public Registry.

F. Successor Declarant and Owner desire to amend the Declaration for Villas at Waterside Condominium.

NOW, THEREFORE, Owner and Successor Declarant, acting pursuant to the assignments and the provisions of the Villas at Waterside Condominium Declaration, as amended, do hereby amend the Declaration as follows:

Article 24, Subsection N and any comparable provision contained in any amendments to the Declaration of Villas at Waterside Condominium is deleted in its entirety and in its place and stead, the following shall be substituted:

ARTICLE 24
ASSESSMENTS: LIABILITY, LIEN AND ENFORCEMENT

N. Upon the sale and closing of the purchase of each Unit by the Declarant to an unrelated Person, other than a Declarant, the purchaser of each Unit shall pay a non-refundable contribution to the working capital to both the Condominium Association equal to two (2) monthly installments of the Villas at Waterside Condominium Association assessment and to the Property Owners Association of the Waterside Development in the amount of two (2) monthly installments of assessments.

IN WITNESS WHEREOF, Owner and Successor Declarant have caused this Amendment to be executed in such form as to be binding, all by authority duly given, the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

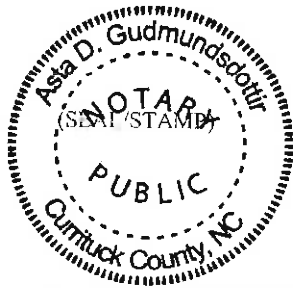
OWNER:
WSV HOLDINGS, LLC

By: _____ (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Curruck

I, Asta D. Gudmundsdottir, 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 **WSV Holdings, LLC**, a limited liability company organized under the laws of the State of North Carolina.

Witness my hand and official seal this the 5th day of July, 2022.



Asta D. Gudmundsdottir
Notary Public

My Commission Expires: Sept. 6, 2026

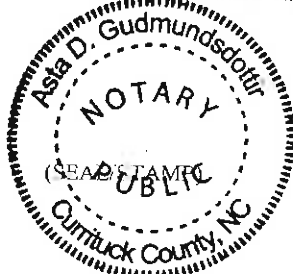
SUCCESSOR DECLARANT:
WSV DEVELOPMENT, LLC

By: _____ (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Curruck

I, Asta D. Gudmundsdottir, 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 **WSV Development, LLC**, a limited liability company organized under the laws of the State of North Carolina.

Witness my hand and official seal this the 5th day of July, 2022.



Asta D. Gudmundsdottir
Notary Public

My Commission Expires: Sept. 6, 2026