

Prepared by Starkey Sharp, Attorney at Law  
and return to: Kitty Hawk, North Carolina 27949

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REGISTRY  
DEEDS  
DARE COUNTY, N.C.  
DECLARATION

NORTH CAROLINA  
DARE COUNTY

THIS DECLARATION is made and entered the 25th day of April, 1991, by the PELICAN WATCH MASTER OWNERS' ASSOCIATION, INC., a North Carolina corporation, herein referred to as Declarant or Association.

WITNESSETH:

The Declarant is an association formed for various purposes in connection with certain condominiums constructed in the Pelican Watch residential subdivision as shown on a map or plat of such subdivision recorded in Plat Cabinet C at Slides 24D and 24E of the Dare County Registry of Dare County, North Carolina. The Association represents the various owners of duplex condominiums in the Pelican Watch duplex condominium development, each of whom participate as members in the Association.

One of the common properties for the Association and for the members of the Association is a swimming pool which is located within the boundaries of Lot No. 12 of the subdivision referred to above. Certain obligations exist on the part of the Association for the maintenance and upkeep of the swimming pool facility for the common use of the membership.

The owners of Lot No. 12 have entered into a declaration setting forth and creating the Pelican Watch Condominium - No. 12. This declaration creates a condominium in accordance with Chapter 47C of the General Statutes of North Carolina. In addition, the declaration sets forth in Exhibit D to the declaration, certain terms, conditions, rules, restrictions and provisions that relate to the operation of the pool as well as certain other easements relating to Lot No. 12 which apply to the common use of certain facilities for the Association.

This Declaration is entered for the purpose of ratifying and affirming the provisions that have been referred to above and to set forth the consent of the Association named as Declarant herein to the declaration of condominium for Pelican Watch Condominium - No. 12.

In consideration of the sum of \$10.00, receipt of which is hereby acknowledged, and in further consideration of the covenants and obligations established by the documents that are referred to herein, all of which consideration is acknowledged to be adequate and fully supporting the terms of this Declaration, the Declarant does hereby make known and declare the following:

1. The Declarant ratifies, affirms and joins into the executed of the declaration for Pelican Watch Condominium - No. 12 which is recorded in Book 748 at page 607 of the Dare County Public Registry establishing certain terms and provisions relating to the creation of a condominium on the property described in such declaration.

2. The Declarant agrees specifically, but not by way of limitation, with the terms and provisions of Exhibit D to the declaration referred to in the preceding paragraph wherein certain conditions, rules, covenants and restrictions are established relating to the operation and maintenance of a swimming pool facility along with certain provisions for indemnity by the Association as may more particularly be seen by reference to that instrument.

3. All rights previously existing unto the Association in and to the use of the common facilities that are described in the declaration for Pelican Watch Condominium - No. 12 or located upon Lot No. 12 are understood to be redefined and reestablished by the said declaration and by this instrument, it is intended that such

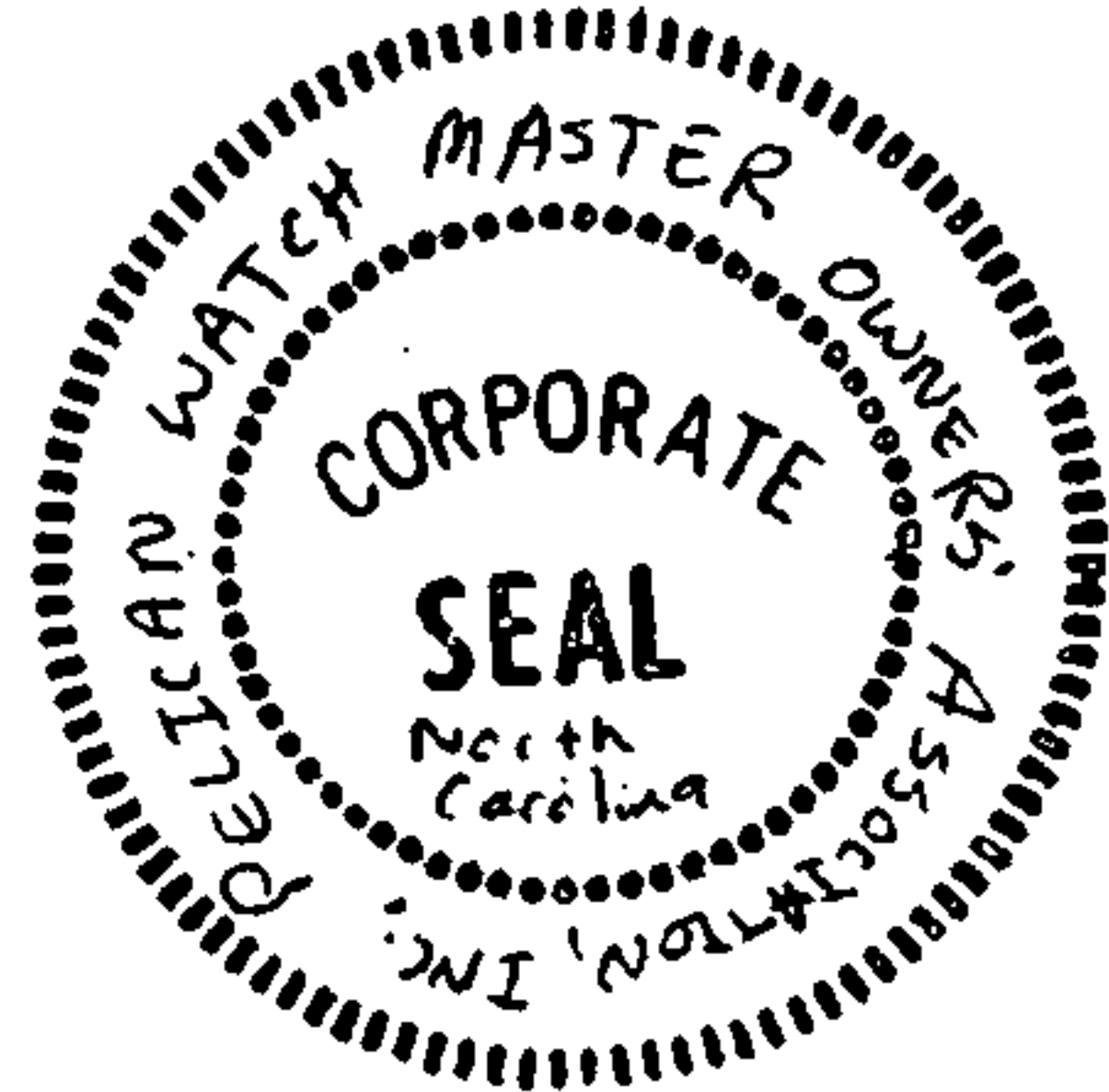
declaration shall be fully effective against the Declarant named herein in the same manner as if the Declarant had joined into the execution of that document upon its original execution and recording.

IN WITNESS WHEREOF, the Pelican Watch Master Owners' Association, Inc. has caused this instrument to be executed the day and year first above written for the purposes set forth herein.

PELICAN WATCH MASTER OWNERS' ASSOCIATION, INC.

BY: [Signature]  
President

ATTEST:  
[Signature]  
Secretary (ASSISTANT)  
(Corporate Seal)

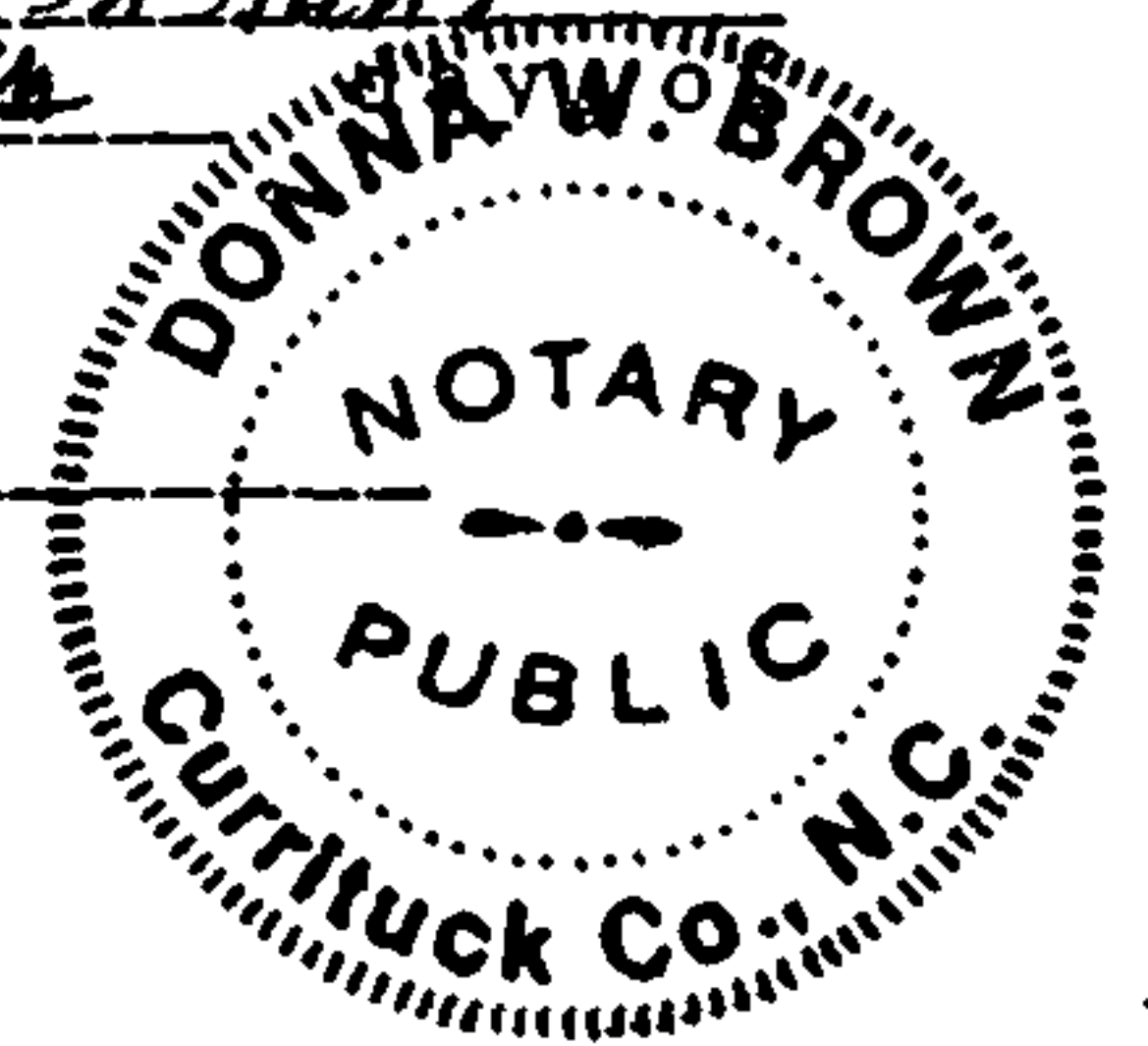


STATE OF North Carolina  
COUNTY/CITY Dare

I, a notary public for the aforementioned state and county do hereby certify that James F. Stone Jr. personally appeared before me this day and acknowledged that he/she is Assistant Secretary of PELICAN WATCH MASTER OWNERS' ASSOCIATION, INC., a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name, by its \_\_\_\_\_ President, sealed with its corporate seal and attested by him/herself as its Assistant Secretary. Witness my hand and seal, this the 17th May, 1991.

My commission expires: 10/8/95

Donna W. Brown  
Notary Public



NORTH CAROLINA  
DARE COUNTY

The foregoing Certificates of Donna W. Brown a  
Notary Public of Currituck Co. NC  
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

[Signature]  
REGISTER OF DEEDS

BY: Donna Jean Wain  
~~DEPUTY~~/ASSISTANT-REGISTER OF DEEDS

UNOFFICIAL Document

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