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BK: RB 6797
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09-04-2025
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BY: KELLIE GILES
DEPUTY



2025023280
NEW HANOVER COUNTY, NC
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

NC FEE \$26.00

Amendment of Declaration of
Protective Covenants
Restrictions and Easements
Jasmine Cove, Phases I and II

STATE OF NORTH CAROLINA

AMENDMENT TO DECLARATION OF
PROTECTIVE COVENANTS

RESTRICTIONS & EASEMENTS

NEW HANOVER

JASMINE COVE, PHASES I And II

THIS ADMENDMENT, THE SECOND AMENDMENT TO THE DECLARATION made this 28th day of August 2025, by the DECLARANT of JASMINE COVE, SILVER CREEK VILLAGE OWNERS ASSOCIATION, referred to as "DECLARANT"

WHEREAS, the DECLARANT desires to Amend the DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS & EASEMENTS FOR JASMINE COVE/SILVER CREEK VILLAGE AT JASMINE COVE, which were recorded in Book 1774, Page 862 in the New Hanover County Registry, as provided for in Section 34 of said Declarations.

NOW THEREFORE, the DECLARANT hereby declares that she is the duly elected president of JASMINE COVE / SILVER CREEK VILLAGE HOMEOWNERS ASSOCIATION and that the following amendment has been approved by more than 67% of the HOMEOWNERS of SAID ASSOCIATION as required by NCGS 47F-2-117.

NOW THEREFORE, the DECLARANT hereby declares that the DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS & EASEMENTS FOR JASMINE COVE / SILVER CREEK VILLAGE are amended to add the following:

"Lot Use Section 2 Book 174 Page 864 is amended to add the following sentences to the end of the paragraph, "No industry, trade occupation, business or profession shall be conducted, maintained or permitted. This rule is not intended to restrict a resident from engaging in work related activities provided the activity creates no additional traffic or generates noise from the activity. Additionally, no property or residence shall be rented for a term of less than twelve months Further subleasing of lot is prohibited. For purposes of this declaration, subleasing is defined as a lease by a tenant or lessee of part or all of a leased or owned lot to another person or entity but with the original tenant or lessee retaining some right or interest under the original lease."

DATED this 28th day of August, 2025

City/County of New Hanover
State of North Carolina

JASMINE COVE/ SILVER CREEK VILLAGE HOA

The forgoing instrument was acknowledged before me
this 28 day of August, 2025

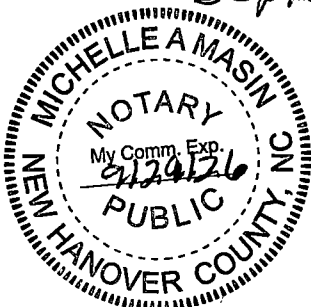
by Maria Martin
Maria Martin Notary Public

My commission expires September 29, 2026

BY

[Signature] (SEAL)

Maria Martin, President



MORGHAN GETTY
COLLINS
Register of Deeds

New Hanover County Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 09/04/2025 11:41:37 AM
Book: RB 6797 Page: 2917-2919
3 PGS \$26.00
Real Property \$26.00
Recorder: KELLIE GILES
Document No: 2025023280

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