



Prepared by John E Tantum

**SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS TO DOLPHIN RIDGE AND ROYALL OAKS**

This Sixth Amendment of Covenants, Conditions, Restrictions and Easements to Dolphin Ridge and Royall Oaks, made and entered into this 17<sup>th</sup> day of February, 2022 by Dolphin Ridge and Royall Oaks Property Owners Association, Inc., a North Carolina non-profit corporation, hereinafter "Association".

**WITNESSETH**

1. **WHEREAS**, the Nassau Corporation as developer, did record duly approved subdivision plats for Dolphin Ridge and Royall Oaks whereby certain property was subdivided into single family lots in subdivisions known as Dolphin Ridge and Royall Oaks; and
2. **WHEREAS**, the Nassau Corporation subjected the lots in Dolphin Ridge and Royall Oaks to the Declaration of Covenants, Conditions, Restrictions and Easements by document recorded in Book 656, Page 234 hereinafter the "Declaration"; and
3. **WHEREAS** said Declaration has been amended on five (5) occasions; and
4. **WHEREAS**, Lot 46 of Royall Oaks was not made subject to the Declaration or any Amendments thereto; and
5. **WHEREAS**, Lot 46 of Royall Oaks as shown on the original subdivision map

submitted electronically by "John E. Tantum, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Carteret County Register of Deeds.

has now been subdivided into Lots 46A and 46B of Royall Oaks all as shown on map of survey recorded in File No. 34222 Carteret County Registry; and

6. **WHEREAS**, the owners of lots 46A & 46B have requested to be subject to the Declaration and all Amendments thereto; and

7. **WHEREAS**, Section P, Paragraph (1), of the Declaration states that the Covenants may be amended by an instrument signed by not less than three-fourths (3/4) of the individual lot owners within Dolphin Ridge and Royall Oaks ; and

8. **WHEREAS**, the consenting owners include three-fourths (3/4) of the individual lot owners within Dolphin Ridge and Royall Oaks and such owners have approved, effective February 17, 2022, this instrument as an Amendment to the Declaration, and

9. **WHEREAS**, the Association, through its Board of Directors has approved this instrument and directed that it be recorded in the office of the Carteret Country Register of Deeds.

10. **NOW, THEREFORE**, the consenting owners and the Association hereby adopt this instrument as the Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of Dolphin Ridge and Royall Oaks and do acknowledge the changes to the original Covenants and the Amendments thereto as follows:

Lots No. 46A and 46B as shown on File No. 34222, Carteret County Registry, shall be included within the subdivisions of Royall Oaks and Dolphin Ridge and the owners of such lots shall hereafter be members of the Association and shall be governed by all of the Covenants, Conditions, Restrictions and Easements as set forth in the original Declaration of Covenants and all amendments thereto.

Except as amended herein, the original Covenants as previously amended shall remain in full force and effect.

Schedule A, attached and incorporated herein, is a list of all current homeowners. Upon recordation of this Sixth Amendment, all the homeowners shall be set forth in the Grantor index of this Amendment along with the Association whose President has executed this amendment.

**IN WITNESS WHEREOF**, Dolphin Ridge and Royall Oaks Property Owners Association, Inc. has caused this instrument to be executed under seal and in such form as to be binding, all by authority of three-fourths (3/4) of its members and its Board of Directors, first duly given, this day and year first above written.

**DOLPHIN RIDGE AND ROYALL OAKS  
PROPERTY OWNERS ASSOCIATION, INC.**

By: Bernis B. Conatser (SEAL)  
BERNIS B. CONATSER, PRESIDENT

STATE OF NORTH CAROLINA  
COUNTY OF CARTERET

I, Elizabeth M. Egan the undersigned Notary Public for the County of Carteret, State of North Carolina, certify that Bernis B. Conatser personally appeared before me this day and acknowledged that he is the President of Dolphin Ridge and Royall Oaks Property Owners Association, Inc. and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 17 day of February, 2022

Elizabeth M. Egan  
Notary Public

My commission expires: 1-19-23

