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2005065110

FOR REGISTRATION REGISTER OF DEEDS
REBECCA P. SMITH
NEW HANOVER COUNTY, NC
2005 NOV 02 10:17:22 AM
BK:4931 PG:613-616 FEE:\$20.00

INSTRUMENT # 2005065110

SEAGATE VILLAGE OWNERS ASSOCIATION, INC.
FIRST AMENDMENT TO BYLAWS

TOM DICKEY- MAIL
151 GINGER RD
WILMINGTON NC 28405

SEAGATE VILLAGE OWNERS ASSOCIATION, INC.

FIRST AMENDMENT TO BY-LAWS

1. PRINCIPAL OFFICE:
Page 1, Section 4, lines 2 and 3:
Change from “ ___ 110 Hinton Avenue ___ ” to “ ___ 124 DuPree Drive ___ ”.
2. REGISTERED OFFICE:
Page 2, Section 5, Lines 4 and 5:
Change from “ ___ 110 Hinton Avenue, Wilmington, NC 28403, New Hanover County ___ ” to “ ___ 124 DuPree Drive, Wilmington, NC 28403, or such other location as the Board of Directors may determine from time to time.”
3. ANNUAL MEETINGS:
Page 3, Section 6, Lines 2,3,4 and 5:
Change from “ ___ on the first Saturday in June of each year unless such date shall occur on a legal holiday, in which event the meeting shall be held on the next succeeding business day ___ ” to “ ___ during the month of November of each year.”
4. NUMBER, TERM AND QUALIFICATION:
Page 4, Section 2, Entire Paragraph:
Delete entire paragraph and replace with “The affairs of the Corporation shall be managed by a Board of Directors. The term of the office of a director shall be two (2) years or until his successor shall have been elected and qualified. The terms of the directors shall be staggered so as to provide a measure of continuity between Boards from one year to the next. Therefore, the first election to establish staggered terms shall be conducted such that two (2) directors shall be elected for a two (2) year term and one (1) director shall be elected for a one (1) year term. Thereafter, all directors shall be elected for a two (2) year term. Each Director shall be an owner or a spouse of an owner of one of the units in SEAGATE VILLAGE, A CONDOMINIUM, and in the case of partnership owners, shall be a member or an employee of such partnership, and in the case of corporate owners, shall be an officer, shareholder, or employee of such corporation, and in the case of fiduciary owners, shall be the fiduciary, or an officer or employee of such fiduciary.”
5. FISCAL MANAGEMENT:
Page 9, Section 2, line 16:
Delete the words “ ___ of the entire membership of the association, ___ ”
6. AGENT ADDRESS:
Page 32, Section 17.9:
Change from “ ___ Candace O. Alexander ___ ” to “ ___ President Seagate Village Owners Association, Inc. 124 DuPree Dr., Wilmington, NC 28403 ___ ”.

CERTIFICATION OF VALIDITY OF AMENDMENT TO BYLAWS OF SEAGATE VILLAGE OWNERS ASSOCIATION, INC.

By authority of its Board of Directors, Seagate Village Owners Association, Inc. certifies that the foregoing instrument has been duly authorized and approved by two-thirds of the members of Seagate Village Owners Association, Inc. and is, therefore, a valid amendment to the existing bylaws of Seagate Village Owners Association, Inc.

SEAGATE VILLAGE OWNERS ASSOCIATION, INC.

ATTEST:

Linda Nipper
Secretary

BY: V. R. Dickey
President

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

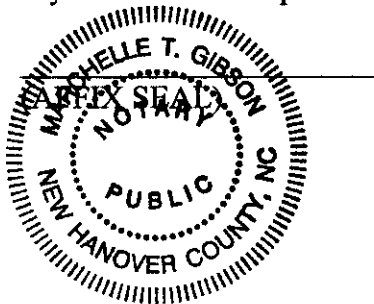
I, MARCHELLE T. GIBSON, a Notary Public of the county of New Hanover, and State aforesaid, do hereby certify that Linda Nipper personally came before me this day and acknowledged that he/she is secretary of Seagate Village Owners Association, Inc., and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by herself as its Secretary.

Witness my hand and notarial seal, this the 1st day of November, 2005.

Marchelle T. Gibson
Notary Public

My Commission Expires:

COMMISSION EXPIRES MAY 26, 2007





REBECCA P. SMITH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 11/02/2005 10:17:22 AM
Book: RE 4931 **Page:** 613-616
Document No.: 2005065110
AMEND 4 PGS \$20.00
Recorder: CRESWELL, ANDREA

State of North Carolina, County of New Hanover

**YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.**

2005065110

2005065110

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2011025104

FOR REGISTRATION REGISTER OF DEEDS
JENNIFER H MACNEISH
NEW HANOVER COUNTY, NC
2011 SEP 16 10 09 51 AM
BK 5586 PG 834-837 FEE \$20 00

INSTRUMENT # 2011025104

CERTIFICATION OF VALIDITY OF AMENDMENT
TO BYLAWS OF SEAGATE VILLAGE OWNERS
ASSOCIATION, INC.

T R DICKEY-MAIL
151 GINGER RD
WILMINGTON NC 28405

CERTIFICATION OF VALIDITY OF AMENDMENT TO BYLAWS OF SEAGATE VILLAGE OWNERS ASSOCIATION, INC

By authority of its Board of Directors, Seagate Village Owners Association, Inc certifies that the foregoing instrument has been duly authorized and approved by two-thirds of the members of Seagate Village Owners Association, Inc. and is, therefore, a valid amendment to the existing bylaws of Seagate Village Owners Association, Inc.

SEAGATE VILLAGE OWNERS ASSOCIATION, INC

ATTEST

T. R. Dickey
Secretary

BY: Zinda Nipper
President

STATE OF NORTH CAROLINA

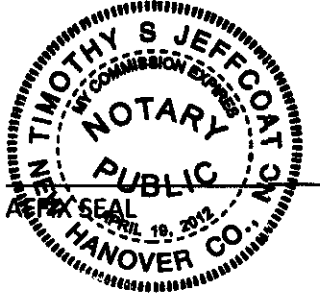
COUNTY OF NEW HANOVER

I, Timothy S. Jeffcoat, a Notary Public of the county of New Hanover, and State aforesaid, do hereby certify that Thomas R. Dickey personally came before me this day and acknowledged that he/she is Secretary of Seagate Village Owners Association, Inc, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself/herself as its Secretary.

Witness my hand and notarial seal, this the 15th day of September, 2010

Timothy S. Jeffcoat
Notary Public

My Commission Expires: 4/19/12



SEAGATE VILLAGE OWNERS ASSOCIATION, INC.

SECOND AMENDMENT TO BY- LAWS

Page 4 ARTICLE 3 Section 2. NUMBER, TERM and QUALIFICATION:

Delete the entire paragraph and replace with.

“The affairs of the Corporation shall be managed by a Board of Directors consisting of three (3) directors. The term of the office of a director shall be three (3) years. The terms of the directors shall be staggered so that only one director is elected or re- elected each year. Each director shall be an owner or a spouse of an owner of one of the units in SEAGATE VILLAGE, A CONDOMINIUM, and in the case of partnership owners, shall be a member or an employee of such partnership, and in the case of corporate owners, shall be an officer, shareholder, or employee of such corporation and in the case of fiduciary owners, shall be the fiduciary, or an employee of such fiduciary.”

4/26

BK: RB 5979

PG: 1977-1981

RECORDED:

06-22-2016

09:00:10 AM

BY: STEPHANIE PEREZ

DEPUTY



2016019046

NEW HANOVER COUNTY, NC

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00

**CERTIFICATION OF VALIDITY OF AMENDMENT
TO THE DECLARATION OF
SEAGATE VILLAGE OWNERS ASSOCIATION, INC.**


**Mail To:
Gary Owens
GOProperty Management
1213 Culbreth Drive
Wilmington, NC 28405**

**CERTIFICATION OF VALIDITY OF AMENDMENT TO
BYLAWS OF SEAGATE VILLAGE OWNERS ASSOCIATION, INC.**

By authority of its Board of Directors, Seagate Village Owners Association, Inc. certifies that the foregoing instrument has been duly authorized and approved by two-thirds of the members of Seagate Village Owners Association, Inc. (at its Annual Meeting held on November 12, 2012) and is, therefore, a valid amendment to the existing Declaration of Seagate Village Owners Association, Inc.

SEAGATE VILLAGE OWNERS ASSOCIATION, INC.

ATTEST:

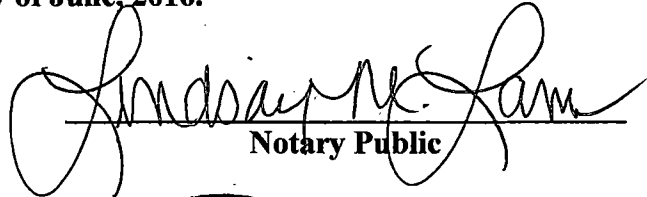
By: 
Secretary

By: 
President

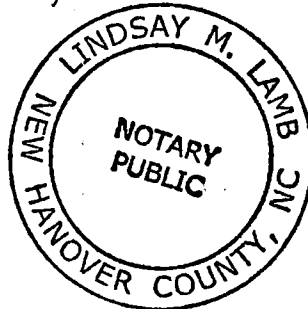
**STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER**

I, Lindsay M. Lamb, a Notary Public of the County of New Hanover, and State aforesaid, do hereby certify that Ryan T. Gay & Linda Nipper personally came before me this day and acknowledged that he/she is Secretary of Seagate Village Owners Association, Inc., and that, by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its President, sealed and its corporate seal, and attested by himself/herself as its Secretary.

Witness my hand and notarial seal, this the 22 day of June, 2016.


Notary Public

My Commission Expires: 5/15/2019



**SEAGATE VILLAGE OWNERS ASSOCIATION, INC.
FIRST AMENDMENT TO DECLARATION**

Existing language:

Page 4, ARTICLE 1, Section 1.25, Unit. A physical portion of the Condominium designed for separate ownership or occupancy, together with its percentage of undivided interest in the Common Elements as set forth in Exhibit C". Each unit is designated and delineated in the Plats and Plans. All Units shall be used for residential purposes as herein defined.

Additional new sub-paragraph:

Section 1.25.A

As a residential community with commercial business being conducted being disallowed in the community the following vehicles are disallowed to be parked in the community parking lots overnight without exception. Prohibited vehicles and/or equipment are defined, but not limited to:

- a. Commercial vehicles including but not limited to delivery trucks or vans, special use trailers or vehicles adapted to a business use (i.e. a pick-up truck that has been fitted with special racks to hold materials and tools), vehicles with weighted" tags;**
- b. buses;**
- c. recreational vehicles (RVs);**
- d. utility trailers;**
- e. camper trailers;**
- f. boats trailers;**
- g. campers;**
- h. boats;**
- i. broken down or wrecked vehicles;**
- k. PODS or similar storage containers for more than 24 hours for loading/unloading purposes only;**
- l. dumpsters without prior approval of the Board of Directors.**

Existing Language and removed in its entirety:

~~**Page 14, ARTICLE 6, Section 6.12. — No bird or animal shall be kept or harbored in any Unit or on the Property unless the same in each instance is expressly permitted in writing by the Board that shall publish a standard guideline for permitting of animals. In no event shall dogs be permitted in any of the Common Elements unless carried or on a leash. The unit owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Unit or on the Property. Any animal waste left on the common elements by a permitted animal shall be immediately cleaned up by the owner of the animal.**~~

Replacement language:

Page 14, ARTICLE 6, Section 6.12. Pets are permitted only if such animals do not disturb or annoy other residents. If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and/or annoyance to other residents, the owner will be asked to permanently remove the pet from the premises. All owners are required to clean up thoroughly after their pets. All owners must constrain their pets (dogs AND cats) by leashing or holding and maintaining them under control at all times while in the common areas. Note: There are also County and City ordinances governing pets that must be adhered to.

Commercial Vehicles

Prohibited Vehicles and/or Equipment:

- a. Commercial vehicles including but not limited to delivery trucks or vans, special use trailers or vehicles adapted to a business use (i.e., pickup truck that has been fitted with special racks to hold materials and tools), vehicles with "weighted" tags;
- b. Buses;
- c. Recreational vehicles (RV's);
- d. Utility trailers;
- e. Camper trailers;
- f. Boat trailers;
- g. Campers;
- h. Boats;
- i. Jet skis and the like recreational equipment;
- j. Broken down or wrecked vehicles;
- k. PODS or similar storage containers for more than 24 hours for loading/ unloading purposes only;
- l. Dumpsters without prior approval of the Board of Directors.

Pets

Pets are permitted only if such animals do not disturb or annoy other residents. If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and/or annoyance to other residents, the owner will be asked to permanently remove the pet from the premises. **All owners are required to clean up thoroughly after their pets. All owners must constrain their pets (dogs AND cats) by leashing or holding and maintaining them under control at all times while in the common areas.** Note: There are also County and City ordinances governing pets that must be adhered to.

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7751



State of North Carolina, County of NEW HANOVER
Filed For Registration: 06/22/2016 09:00:10 AM
Book: RB 5979 Page: 1977-1981
5 PGS \$26.00
Real Property \$26.00
Recorder: STEPHANIE PEREZ
Document No: 2016019046

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.