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Mail To:

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MICHAEL THOMPSON JR  
P O BOX 3763  
NEW BERN NC 28564

Prepared by Michael R. Thompson Jr  
& return to: Croatan Crossing HOA, Inc

NORTH CAROLINA  
CRAVEN COUNTY

AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
of  
CROATAN CROSSING

This Amendment to Declaration of Covenants, Conditions and Restrictions of Croatan Crossing, made and entered into as of the 29<sup>th</sup> day of October, 2024, by CROATAN CROSSING HOMEOWNERS' ASSOCIATION, INC., a North Carolina non-profit corporation, whose address is PO Box 3763, New Bern, NC 28564 (the "Association").

**WITNESSETH:**

WHEREAS, in conjunction with the development of the Subdivision, certain Declaration of Covenants, Conditions and Restrictions have been recorded in Book 2853, Page 726, Book 2871, Page 686, Book 3410, Page 135, Book 3534, Page 1502 and Book 3569, Page 2168 in the Craven County Register of Deeds, (collectively being "Covenants"); and

WHEREAS, the State of North Carolina issued a Stormwater Management Permit No. SW7080313 related to the development of Croatan Crossing Subdivision, which permit required certain deed restrictions to be recorded in the Craven County Register of Deeds and the purpose of this Amendment is to add the required deed restrictions into the Declaration of Covenants, Conditions and Restrictions.

NOW, THEREFORE, the Master Covenants are hereby amended as follows:

1. The following Article XIII entitled, "STORMWATER MANAGEMENT PERMIT" is added to the Master Covenants as follows:

## **“ARTICLE XIII”**

### **STORMWATER MANAGEMENT PERMIT**

**Section 13.1** The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW7080313 as issued by the Division of Energy, Mineral and Land Resources under NCAC 2H.1000:

A. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.

B. These covenants are to run with the land and be binding on all persons and parties claiming under them.

C. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Energy, Mineral and Land Resources.

D. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division of Energy, Mineral and Land Resources.

E. The maximum built-upon: area per lot is 3,100 square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

F. For those lots within CAMA's Area of Environmental Concern, where DCM calculates a different maximum lot built-upon area, the governing lot BUA shall be the most restrictive of the two numbers.

G. All runoff on the lot must drain into the permitted system. This may be accomplished through providing roof drain gutters, which drain to the street, grading the lot to drain toward the street, or grading perimeter swales and directing them into the pond or street. Lots that will naturally drain into the system are not required to provide these measures.

H. Built-upon area in excess of the permitted amount will require a permit modification.

I. Each lot within the subdivision whose ownership is not retained by the permittee, must submit a separate Offsite Stormwater Management Permit application package to the Division of Energy, Mineral and Land Resources and receive a permit prior to any construction on the lot.

J. If permeable pavement credit is requested, the property owner must submit a request, with supporting documentation, to the permittee and receive approval prior to construction of BUA.”

2. Survival. Except as specifically amended by this Amendment, all provisions of the Master Covenants, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of the Board of Directors, the day and year first above written.

ASSOCIATION:

CROATAN CROSSING HOMEOWNERS’  
ASSOCIATION, INC.

By:  (SEAL)  
MICHAEL R. THOMPSON JR., President

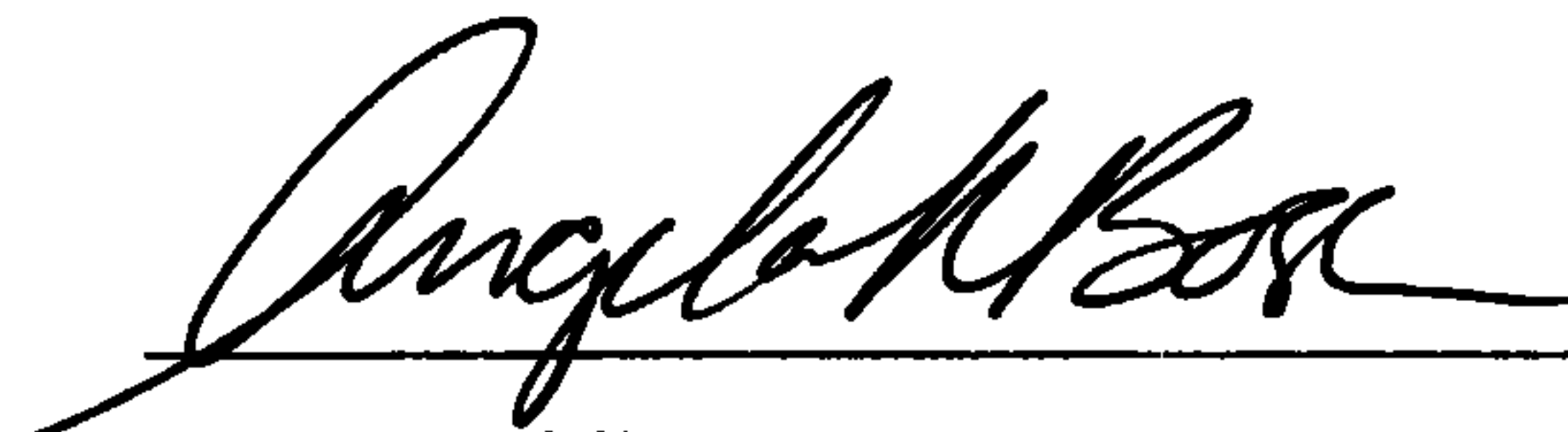
NORTH CAROLINA

Craven COUNTY

I, Angela K Bosse, a Notary Public, do hereby certify that  
MICHAEL THOMPSON personally came before me this day and acknowledged that he is  
President of CROATAN CROSSING HOMEOWNERS’ ASSOCIATION, INC., a North  
Carolina non-profit corporation, and that by authority duly given and as the act of the  
corporation, the foregoing instrument was signed in its name by him as its President.

WITNESS my hand and official stamp or seal, this the 12<sup>th</sup> day of November,  
2024.

[SEAL]

  
Notary Public

My Commission Expires: June 26, 2028

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