

EXHIBIT A

TRACT I:

BEING all of Tracts A and B containing 72.125 acres as shown on map recorded in Map Book 24 at pages 157 and 158 in the Iredell County Public Registry.

TRACT II:

BEING all that certain property containing 47.27 acres conveyed to Morrison Cove, L.L.C. by deed from Harborview Partners dated November 11, 1994, and recorded in Book 933 at page 1972 in the Iredell County Public Registry.

TRACT III:

BEING all that certain property containing 20.59 acres conveyed to Morrison Cove, L.L.C. by deed from Crescent Resources, Inc. dated March 30, 1995, and recorded April 3, 1995, in Book \_\_\_\_\_ at page \_\_\_\_\_ in the Iredell County Public Registry.

TRACT IV:

BEING all that certain property containing 8.12 acres conveyed to Morrison Cove, L.L.C. by deed from Crescent Resources, Inc. dated March 30, 1995, and recorded April 3, 1995, in Book \_\_\_\_\_ at page \_\_\_\_\_ in the Iredell County Public Registry.

TRACT V:

BEING all that certain property containing 10.7 acres conveyed to Morrison Cove, L.L.C. by deed from Julia M. Byers dated May 19, 1995, and recorded in Book 950 at page 1858 in the Iredell County Public Registry.

~~001672~~ 000868

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

FIRST AMENDMENT TO DECLARATION OF  
BOAT SLIP AREA FOR MORRISON COVE  
BOAT SLIP ASSOCIATION

THIS FIRST AMENDMENT TO DECLARATION OF BOAT SLIP AREA FOR MORRISON COVE BOAT SLIP ASSOCIATION (the "First Amendment") made this 26<sup>th</sup> day of January, 1996, by MORRISON COVE, L.L.C., a North Carolina limited liability company, hereinafter ("Declarant") and MORRISON COVE BOAT SLIP ASSOCIATION, INC., a North Carolina non-profit corporation, hereinafter ("Boat Slip Association") and SQUIRES HOMES, INC., a Delaware corporation, hereinafter ("Home Builder").

W I T N E S S E T H:

WHEREAS, Declarant and Home Builder are the owners of all the real property shown on recorded maps of Morrison Cove subdivision recorded in Map Book 25 at pages 93, 94 and 95 and Map Book 25 at page 122 in the Iredell County Public Registry and are also the owners of all of the Boat Slips as defined in the Declaration of Boat Slip Area; and

WHEREAS, Declarant recorded the Declaration of Boat Slip Area for Morrison Cove Boat Slip Association in Book 953 at page 2095 in the Iredell County Public Registry (hereinafter "Declaration"); and

WHEREAS, Declarant, Boat Slip Association and Home Builder desire to amend said Declaration.

NOW, THEREFORE, Declarant, Boat Slip Association and Home Builder do hereby amend said Declaration as follows:

1. The maps attached as Exhibit A to the Declaration are hereby amended by deleting said maps in their entirety and substituting therefor the maps attached to this First Amendment as Exhibit A.

2. The fifth sentence in paragraph (a) of Section 2 entitled "Boat Slip General Provisions" in Article IV which begins with the words "For purposes of this provision only" is hereby amended by deleting the fifth sentence in its entirety and substituting therefor the following:

"For purposes of this provision only, the Lots cross hatched on the preliminary site plan for a future phase of Morrison Cove at Oak Tree attached hereto as Exhibit B shall not be considered waterfront Lots due to the possible difficulty in placing piers on such Lots."

This First Amendment is being re-recorded pursuant to N.C.G.S. 47-36.1 for the purpose of attaching the correct map as Exhibit "A", the map attached at the original recording was incorrect.

A. Miller, Attorney

18  
BK0972PG1540  
BK0977PG0150

3. Declarant, Boat Slip Association and Home Builder do hereby release, waive and quitclaim any interest they may have had in the location of the fifteen (15) foot pedestrian easement also known as "Boat Slip Access Easement" lying between Lots 34 and 35 as shown on the Exhibit A map attached to the Declaration prior to this First Amendment. It being the intent of this First Amendment to completely eliminate the easement lying between Lots 34 and 35 as shown the Exhibit A map attached to the Declaration prior to this First Amendment and to replace it with the 15-foot pedestrian easement lying between the revised Lots 34 and 35 as shown on the Exhibit A map attached to this First Amendment.

4. In all other respects the Declaration of Boat Slip Area for Morrison Cove Boat Slip Association recorded in Book 953 at page 2095 in the Iredell County Public Registry shall remain unchanged and is hereby approved, ratified and affirmed.

IN WITNESS WHEREOF, Declarant, Boat Slip Association and Home Builder have these presents to be executed as of the day and year first above written.

MORRISON COVE, L.L.C. (SEAL)

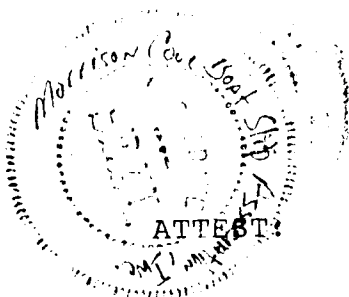
By: B. V. Belk, Jr. (SEAL)  
B. V. Belk, Jr., Manager

MORRISON COVE BOAT SLIP ASSOCIATION, INC.

By: Thomas W. Sull President

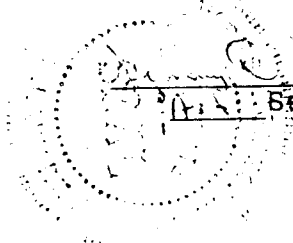
SQUIRES HOMES, INC.

By: [Signature] President



\_\_\_\_\_  
Secretary

ATTEST:  
[Signature]  
Secretary



BRENDA D. BELL  
REGISTER OF DEEDS

BRENDA D. BELL  
REGISTER OF DEEDS

95 JAN 30 AM 9:22

FILED  
IREDELL COUNTY

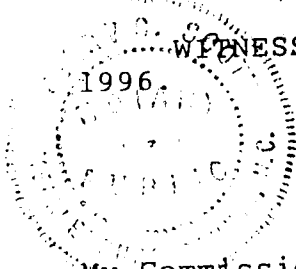
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IREDELL COUNTY

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Terry S. Scott, a Notary Public for the County and State aforesaid, do hereby certify that B.V. BELK, JR., Manager of MORRISON COVE, L.L.C., a North Carolina limited liability company, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal this 26<sup>th</sup> day of January, 1996.



Terry S. Scott  
Notary Public

My Commission Expires: 11-10-96

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

This 26<sup>th</sup> day of January, 1996, personally appeared before me Thomas W. Scott who being by me duly sworn says that he is President of MORRISON COVE BOAT SLIP ASSOCIATION, INC., a North Carolina non-profit corporation; that the seal affixed to the foregoing instrument in writing is the corporate seal of said corporation, and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And the said President acknowledged the said writing to be the act and deed of said corporation.

Terry S. Scott  
Notary Public

My Commission Expires: 4-10-96

STATE OF NORTH CAROLINA  
COUNTY OF ~~MECKLENBURG~~ Union

This 26 day of January, 1996, personally appeared before me Scott Thorson who being by me duly sworn says that he is vice President of SQUIRES HOMES, INC., a Delaware corporation; that the seal affixed to the foregoing instrument in writing is the corporate seal of said corporation, and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And the said vice President acknowledged the said writing to be the act and deed of said corporation.

Ameron [Signature]  
Notary Public

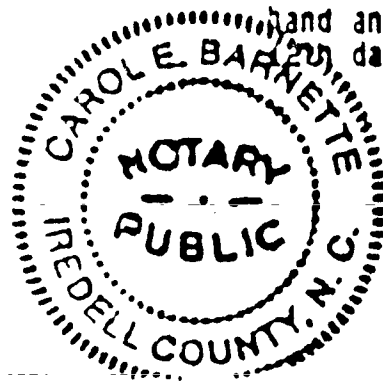
My Commission Expires: May 12, 96 95.r&s 1/25/96

(31)

COMMON OPEN AREA  
2.042 ACRES

North Carolina

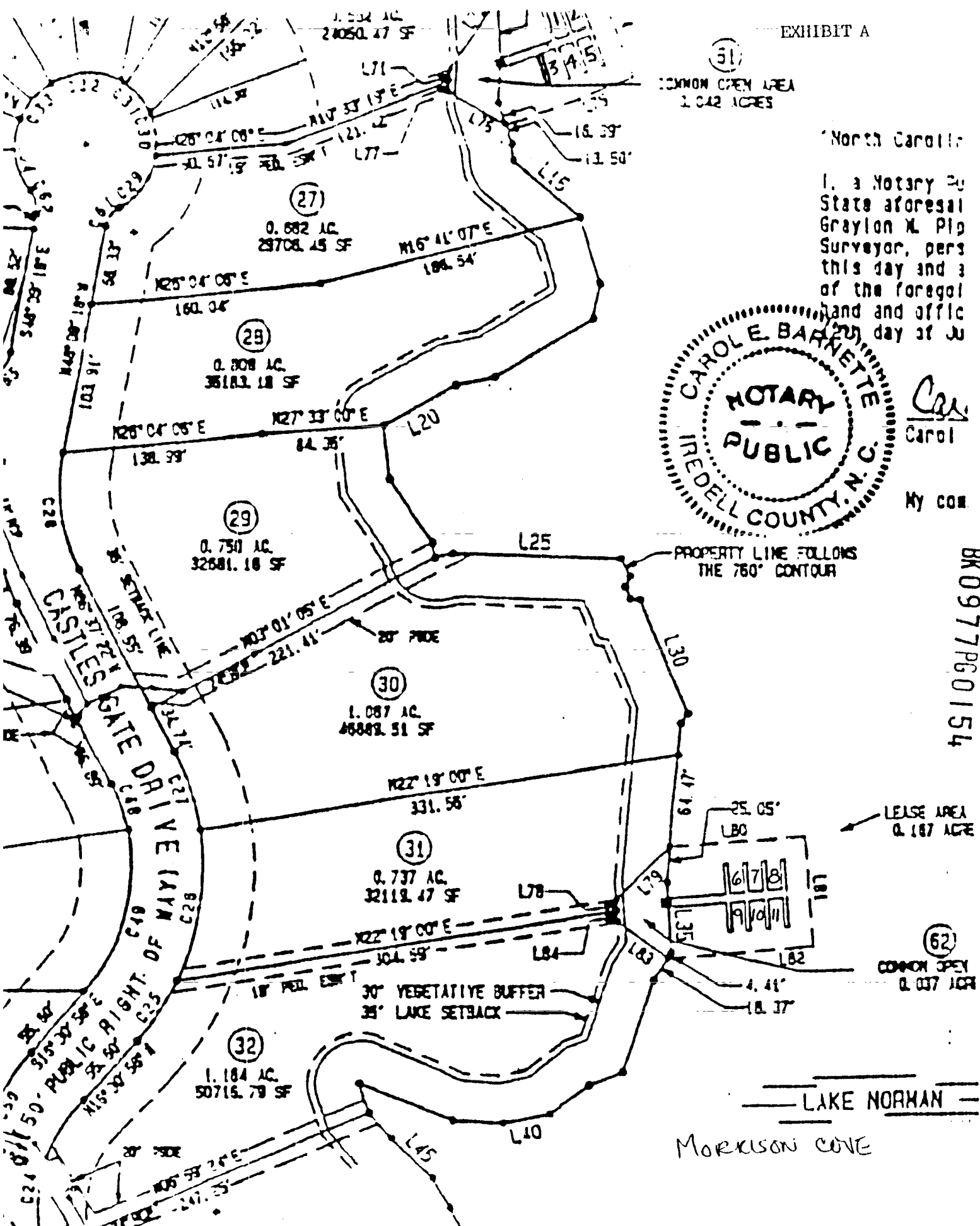
I, a Notary Public  
State of North Carolina  
Graydon M. Pigg  
Surveyor, pers  
this day and a  
of the foregoing  
hand and office  
on this day of Ju



*Carol*  
Carol

My com

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PROPERTY LINE FOLLOWS  
THE 750' CONTOUR

LEASE AREA  
0.187 ACRES

(62)  
COMMON OPEN  
0.037 ACRES

LAKE NORMAN

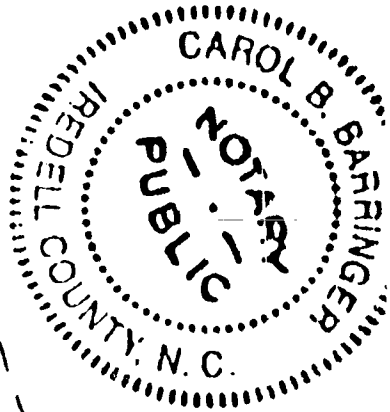
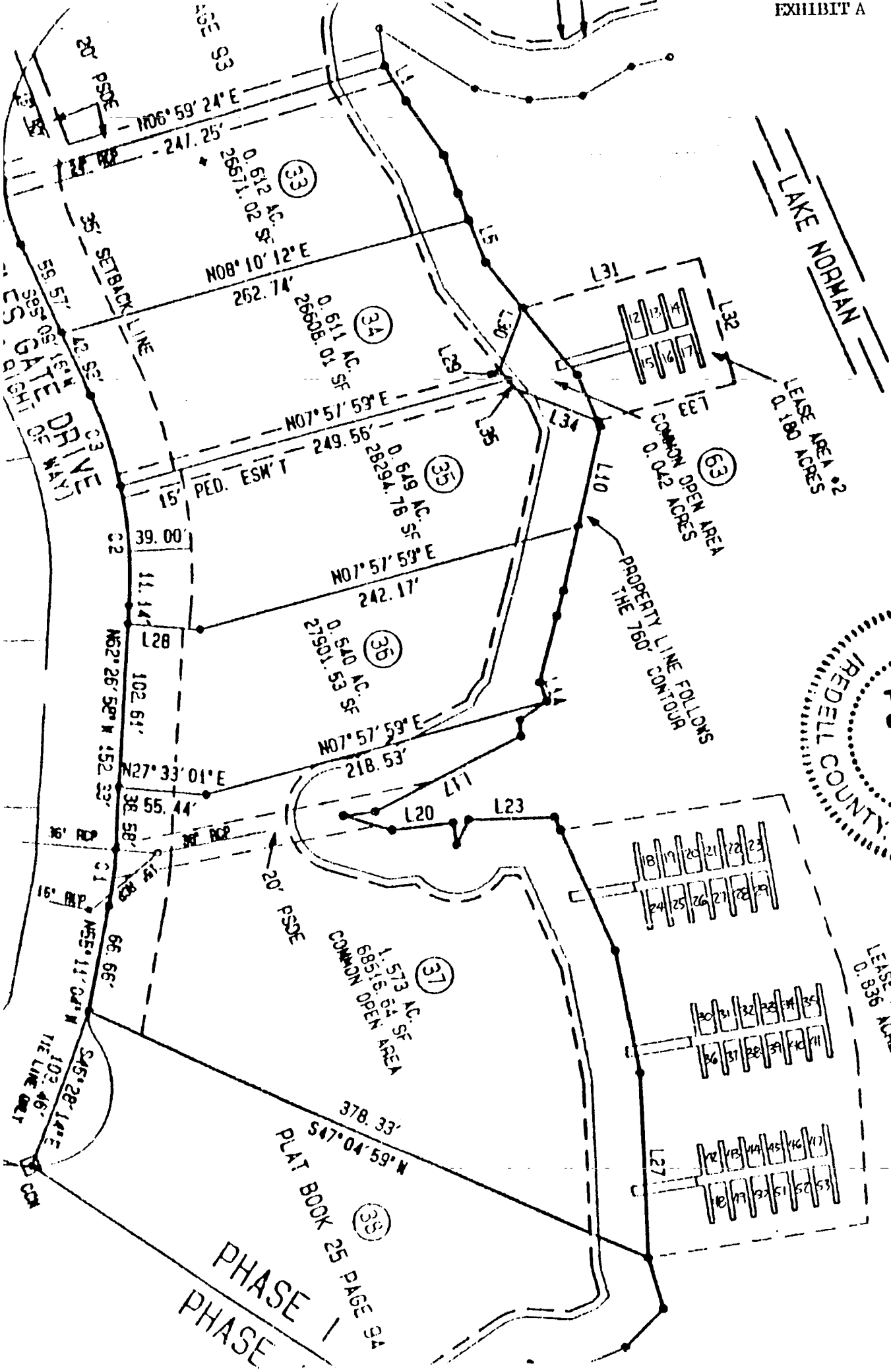
MORRISON COVE

(33) THIS MAP IS NOT A CERTIFIED SURVEY AND NO  
RELIANCE MAY BE PLACED IN ITS ACCURACY.

LEGEND:

NORTH  
REF. DB. 80

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THIS MAP IS NOT A CERTIFIED SURVEY AND NO  
 RELIANCE MAY BE PLACED IN ITS ACCURACY.  
 G.S. 47-30(N)

PHASE I  
 PHASE I

PLAT BOOK 25 PAGE 34

LEASE AREA 2  
 0.180 ACRES

COMMON OPEN AREA  
 1.573 AC. SF

COMMON OPEN AREA  
 0.042 ACRES

PROPERTY LINE FOLLOWS  
 THE 760' CONTOUR

585' GATE DRIVE  
 59' SETBACK LINE

LAKE NORMAN

15' PEDE. ESM'T

20' PSOE

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

15' PEDE. ESM'T

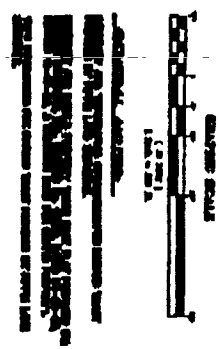
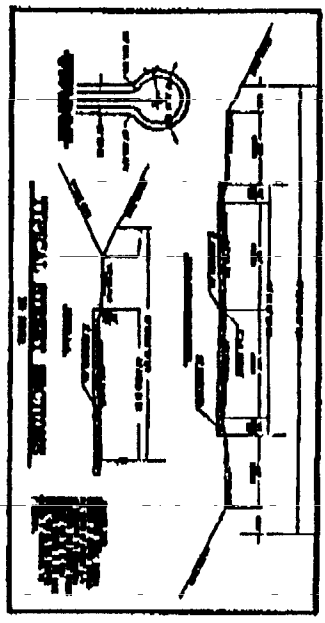
15' PEDE. ESM'T

15' PEDE. ESM'T

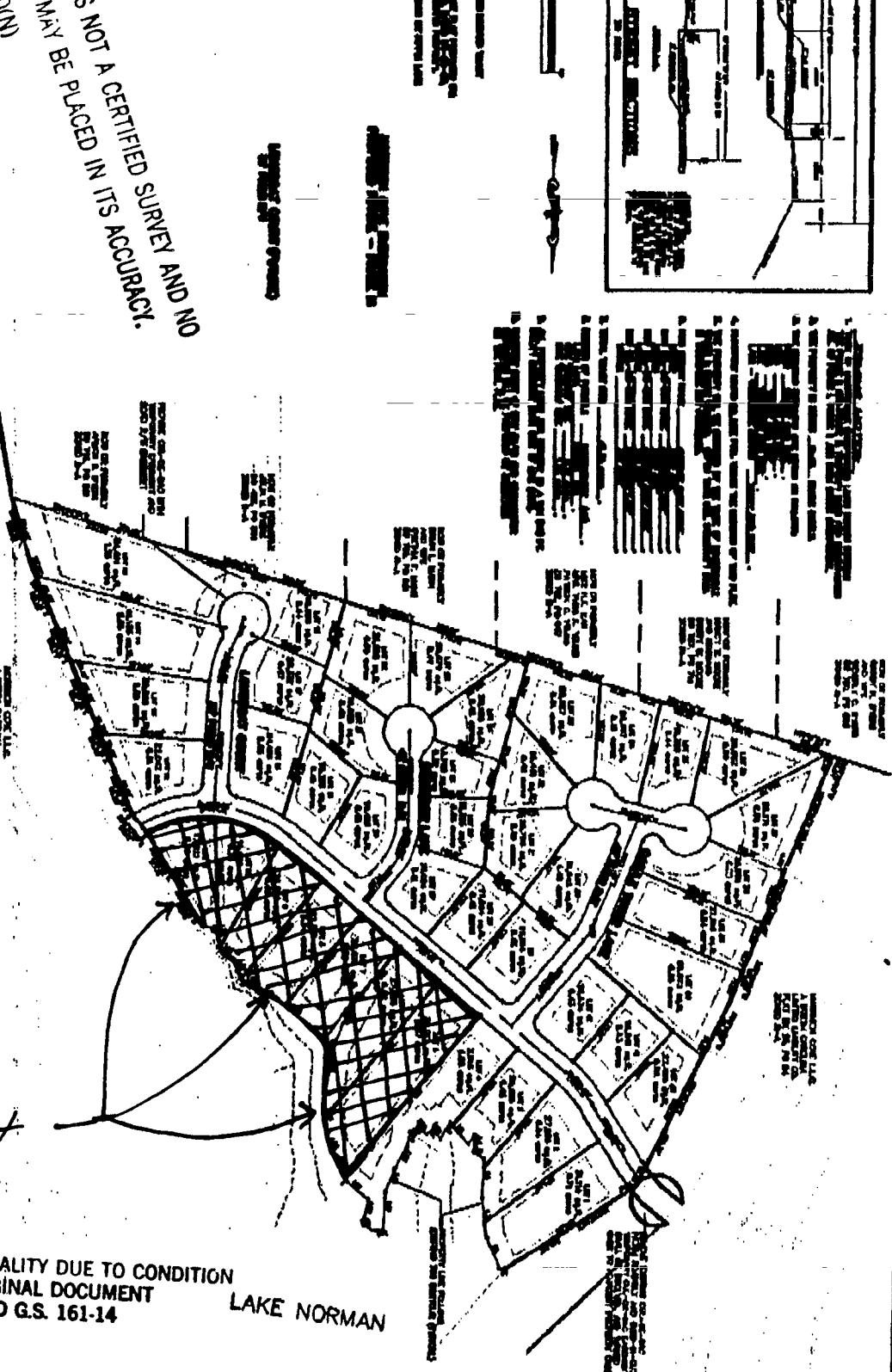
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# Exhibit B

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED IN ITS ACCURACY.  
G.S. 47-30(N)



CONCRETE DRIVEWAY  
 DRIVEWAY WALL  
 DRIVEWAY



Subject Lots

RECORD OF POOR QUALITY DUE TO CONDITION OF THE ORIGINAL DOCUMENT AMENDED G.S. 161-14 LAKE NORMAN

PS-1	<b>PRELIMINARY SUBDIVISION PLAN</b> MORRISON COVE (Phase II) ON CASTLES GATE DRIVE Mooresville, (Dredell Co.) N.C.	PREPARED FOR JOHN DEW REACTY & DEVELOPMENT P.O. BOX 3740 CHARLOTTE, NC 28207 704-393-7400	<b>R.L. HARRISON &amp; ASSOCIATES, P.A.</b> ARCHITECTURE / ENGINEERING / PLANNING 200 WILSONS CREEK Mooresville, North Carolina 28055 (704) 684-7888
		DATE: 10/12/95 SCALE: AS SHOWN SHEET NO. 1 OF 1	DATE: 10/12/95 SCALE: AS SHOWN SHEET NO. 1 OF 1