

BK 34,076 0881

38050

052395

RECEIVED

88 DEC -7 PM 3:26

NORTH CAROLINA
CUMBERLAND COUNTY

SECOND AMENDMENT OF DECLARATION OF
CONDOMINIUM OF HIGHLAND PLACE
OFFICE CONDOMINIUM
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

THIS AMENDMENT OF DECLARATION OF CONDOMINIUM, is made this 22d day of ~~June~~ ^{Nov.}, 1988, by BELMOR CORPORATION and W. A. MAXWELL, INC., both North Carolina Corporations with their principal places of business in Fayetteville, Cumberland County, North Carolina, doing business under the name of "HIGHLAND PLACE PROJECT, A JOINT VENTURE", herein called "Declarant", pursuant to provisions of Chapter 47C of the North Carolina General Statutes, entitled the "North Carolina Condominium Act".

W I T N E S S E T H:

WHEREAS, Declarant is the owner of all of Phase III of Highland Place Office Condominium as shown on a plat duly recorded in Condominium Book 3, Page 9, Cumberland County Registry, which Phase specifically includes Buildings 4, 5, and 6 and the driveway, parking areas, sidewalks appurtenant thereto; and,

WHEREAS, Declarant is the developer of the Highland Place Office Condominium and has caused to be recorded a certain "Declaration of Condominium of Highland Place Office Condominium" in Book 3350, Page 659, Cumberland County Registry, which "Declaration" initially applied only to Phase I of Highland Place Office Condominium; and,

WHEREAS, Article IV, Section 4.1 of the aforementioned Declaration provides that Declarant may add additional real estate to the Condominium. Other sections of the Article pertain to the Declarant's right to add additional real estate; and,

WHEREAS, Declarant did add Phase II of Highland Place Office Condominium to the Highland Place Office Condominium Project by duly recording "First Amendment to Declaration of Condominium of Highland Place Office Condominium" in Book 3365, Page 0413, and duly recorded a plat of said Phase II in Condominium Book 2, Page 186.

WHEREAS, Declarant now desires to have Phase III of Highland Place Office Condominium formally added to the Highland Place Office Condominium Project pursuant to the aforementioned provisions of the Declaration.

NOW, THEREFORE, pursuant to the authority contained within the Declaration and Chapter 47C of the North Carolina General Statutes, Declarant declares that Phase III of Highland Place Office Condominium as described above is hereby

69
14.00

annexed into and formally made a part of the Highland Place Office Condominium and is hereby subject to all of the provisions, terms and conditions of that certain "Declaration of Condominium of Highland Place Office Condominium" recorded in Book 3350, Page 659, and the "First Amendment to Declaration of Condominium of Highland Place Office Condominium" recorded in Book 3365, Page 0413, Cumberland County, Registry.

Pursuant to Article VI, Common Elements, of the aforementioned Declaration, the percentage of undivided interest in the Common Elements appurtenant to each Condominium Unit will change by the inclusion of Phase III in the Condominium. The percentage of undivided interest in the Common Elements is as shown on the attached "Second Amendment of Exhibit 'C' To Declaration of Condominium, Highland Place Office Condominium" of the aforementioned Declaration of Highland Place Office Condominium recorded in Book 3350, Page 659, and the First Amendment thereto recorded in Book 3365, Page 0413, aforesaid Registry.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed and sealed this 22d day of Nov., 1988.

HIGHLAND PLACE PROJECT
A NORTH CAROLINA JOINT VENTURE

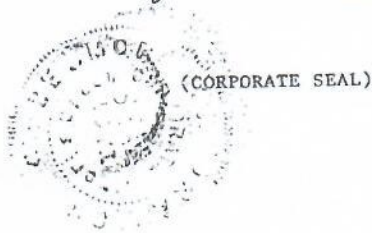
Joint Venturer

BELMOR CORPORATION

By: Graham W. Bell II
Graham W. Bell, II, Vice President

ATTEST:

Mary G. Bell
Assistant Secretary



Joint Venturer

W. A. MAXWELL, INC.

By: W. A. Maxwell
W. A. Maxwell, President

ATTEST:

Faye S. Maxwell
Faye S. Maxwell, Secretary



STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Marie H. Page, a Notary Public of the County and State aforesaid, certify that Mary C. Bell personally came before me this day and acknowledged that she is the ~~Assistant~~ Secretary of BELMOR CORPORATION, a Joint Venturer, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in the name of the corporation by its Vice President, sealed with its corporate seal, and attested by her self as its ~~Assistant~~ Secretary.

WITNESS my hand and notarial seal, this 22nd day of November, 1988.

Marie H. Page
Notary Public

My commission expires: 7-6-92

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Marie H. Page, a Notary Public of the County and State aforesaid, certify that Faye S. Maxwell personally came before me this day and acknowledged that she is the Secretary of W. A. MAXWELL, INC., a Joint Venturer, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in the name of the corporation by its President, sealed with its corporate seal, and attested by herself as its Secretary.

WITNESS my hand and notarial seal, this 22nd day of November, 1988.

Marie H. Page
Notary Public

My commission expires: 7-6-92

The foregoing Certificate ~~is~~ of Marie H. Page

~~is~~ are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

GEORGE E. TATUM, REGISTER OF DEEDS FOF CUMBERLAND COUNTY, NORTH CAROLINA

By Lucy B. Adams Deputy/~~Assistant~~ - Register of Deeds

SECOND AMENDMENT TO

EXHIBIT "C"

TO THE DECLARATION OF CONDOMINIUM

HIGHLAND PLACE OFFICE CONDOMINIUM

<u>Building No. 1</u>	Percentage of Undivided Interest In Common Element	Percentage of Common Expenses	Voted in the Association
Unit No.			
A	2.94	2.94	2.94
B	2.94	2.94	2.94
C	2.94	2.94	2.94
D	2.94	2.94	2.94
<u>Building No. 2</u>			
Unit No.			
A	4.41	4.41	4.41
B	4.41	4.41	4.41
C	4.41	4.41	4.41
D	4.41	4.41	4.41
<u>Building No. 3</u>			
Unit No.			
A	2.94	2.94	2.94
B	2.94	2.94	2.94
C	2.94	2.94	2.94
D	2.94	2.94	2.94
<u>Building No. 4</u>			
Unit No.			
A	2.94	2.94	2.94
B	2.94	2.94	2.94
C	2.94	2.94	2.94
D	2.94	2.94	2.94

Building No. 5

Unit No.

A	4.41	4.41	4.41
B	4.41	4.41	4.41
C	4.41	4.41	4.41
D	4.41	4.41	4.41

Building No. 6

Unit No.

A	2.94	2.94	2.94
B	2.94	2.94	2.94
C	2.94	2.94	2.94
D	2.94	2.94	2.94

Building No. 7

Unit No.

A	4.41	4.41	4.41
B	4.41	4.41	4.41
C	4.41	4.41	4.41
D	4.41	4.41	4.41