

4795 After Recording Return To:
0674 Singleton, Hutchless and Senter
Box 2025, Fayetteville, NC. 28302

BK 4795 PG 0674

SECOND AMENDMENT TO DECLARATION OF BREEZEWOOD PLACE
CONDOMINIUM TO ADD PHASE FIVE, BREEZEWOOD PLACE CONDOMINIUM

004285

Breezewood Associates, LLC, a North Carolina Limited Liability Company, and Purdue Commons, Inc., as Declarant and Co-Declarant under the terms of the Amended Declaration of Condominium of Breezewood Condominium does hereby amend the Declaration of Condominium of Breezewood Place Condominium recorded in Book 4574, Page 0404, as amended at Book 4794, Page 425, Cumberland County Registry as provided for by the Declaration of Condominium as follows:

1. The additional real property together with improvements known and described as "Phase Five, Breezewood Place Condominiums" shall be and are hereby subjected to the terms of the Declaration of Condominium of Breezewood Place Condominium, as amended. Phase Five, Breezewood Place Condominiums consists of approximately .628 acres of land located in Cross Creek Township, Cumberland County, North Carolina together with a four-unit office condominium building. The real property is more specifically described on Exhibit "A" which is attached hereto and incorporated herein by reference.

2. The individual condominium units, the common area and the limited common area are more specifically described in Exhibit "B" attached hereto and incorporated herein by reference (See Condominium Plat Book 5, at Pages 79 through 83, Cumberland County Registry, North Carolina.

3. Exhibit "C" to the Declaration entitled "Percentage Interest of Common Area, Common Expenses and Votes in Breezewood Place Condominium Association, Inc. Phase One", is amended by substituting for the previously recorded Exhibit "C" a new Exhibit "C" which is attached hereto and incorporated herein by reference.

4. The "Site Plan and Plans" as those terms are defined by statute are incorporated hereby by reference in Exhibit "B" and are recorded at Condominium Plat Book 5, Pages 79 through 83, Cumberland County Registry.

5. Except as specifically amended, all terms and conditions of the Declaration, as amended, remain in full force and effect and are incorporated herein by reference to this Amendment to Declaration.

IN WITNESS WHEREOF, Breezewood Associates, LLC and Purdue Commons, Inc. have caused this Amendment to Declaration to be executed by the appropriate officers, agents, members and sealed this 27 day of January, 1998.

RECEIVED
1-29-1998 AM 10:52
GEORGE E. TATUM
REGISTER OF DEEDS
CUMBERLAND CO., N.C.
mi

BREEZEWOOD ASSOCIATES, LLC
BY: *D. Ralph Huff* (SEAL)
D. RALPH HUFF, Member-Manager

18

BY: *W. Lyndo Tippett* (SEAL)
W. LYNDO TIPPETT, Member/Manager

BY: *Harold D. Tyndall* (SEAL)
HAROLD D. TYNDALL, Member/Manager

PURDUE COMMONS, INC.
BY: *D. Ralph Huff* (SEAL)
D. RALPH HUFF, President

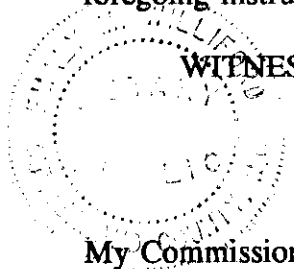


ATTEST:
William L. Senter
WILLIAM L. SENTER, Secretary

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, *Emale M. Williford*, a Notary Public, do hereby certify that D. RALPH HUFF, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. *Member-Manager of Braeewood Associates, LLC,*

WITNESS my Hand and Seal this *21* day of *January*, 1998.



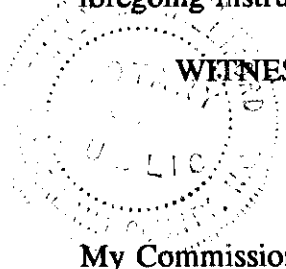
Emale M. Williford
NOTARY PUBLIC

My Commission Expires: *12-14-01*

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, *Emale M. Williford*, a Notary Public, do hereby certify that W. LYNDO TIPPETT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. *Member-Manager of Braeewood Associates, LLC,*

WITNESS my Hand and Seal this *21* day of *January*, 1998.

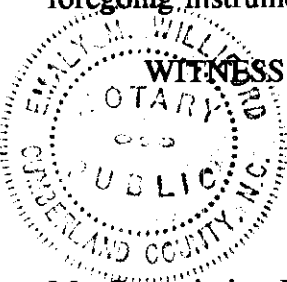


Emale M. Williford
NOTARY PUBLIC

My Commission Expires: *12-14-01*

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Emily M. Willford, a Notary Public, do hereby certify that HAROLD D. TYNDALL, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. *Member-Manager of Breckewood Associates, LLC,*



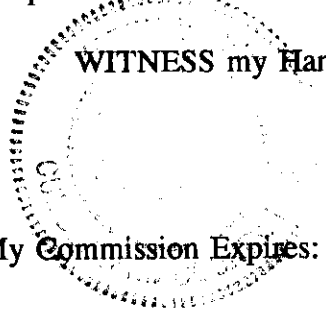
WITNESS my Hand and Seal this 21 day of January, 1998.

Emily M. Willford
NOTARY PUBLIC

My Commission Expires: 12-14-00

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Karen M. Gray, a Notary Public, do hereby certify that William L. Senter personally appeared before me this day and acknowledged that he is ^{Asst.} Secretary of Perdue Commons, Inc., a Corporation, 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 as ^{Asst.} Secretary.



WITNESS my Hand and Seal this 27th day of January, 1998.

Karen M. Gray
NOTARY PUBLIC

My Commission Expires: 7/25/00

The foregoing Certificate(s) of Emily M. Willford + Karen M. Gray

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.

By Bonnie K. Carter GEORGE E. TATUM REGISTER OF DEEDS FOR CUMBERLAND COUNTY, Deputy / Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at a point lying in the southern right-of-way margin of Breezewood Avenue, said point furthermore being described as the northwest corner of Purdue Commons as recorded in Plat Book 89, Page 176 Cumberland County, North Carolina Registry and proceeding;

thence with the western line of the aforementioned Purdue Commons South 08 degrees 20 minutes 42 seconds East, 250.27 feet to a point;

thence South 04 degrees 54 minutes 32 seconds East, 23.12 feet to an existing iron;

thence South 81 degrees 49 minutes 05 minutes West, 99.06 feet to an existing iron;

thence with the extension of the eastern line of Lot 153, Plat Book 8, Page 5 and the eastern line itself, North 08 degrees 15 minutes 00 seconds West, 272.92 feet to an existing iron lying in the southern right-of-way margin of Breezewood Avenue;

thence with said right-of-way margin, North 81 degrees 34 minutes 11 seconds East, 99.99 feet to the point of beginning and containing 0.628 acres more or less.

Being subject to easements as may appear of record.

EXHIBIT "B"

SECOND AMENDMENT TO DECLARATION OF BREEZEWOOD PLACE
CONDOMINIUM TO ADD PHASE FIVE, BREEZEWOOD PLACE CONDOMINIUM

SEE CONDOMINIUM PLAT BOOK 5, AT PAGES 79 THROUGH 83,
CUMBERLAND COUNTY REGISTRY, NORTH CAROLINA.

EXHIBIT "C"

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BREEZEWOOD PLACE
CONDOMINIUM AND FOR BREEZEWOOD PLACE CONDOMINIUM ASSOCIATION,
INC.

PERCENTAGE INTEREST OF COMMON AREA, COMMON EXPENSES AND VOTES
IN BREEZEWOOD PLACE CONDOMINIUM ASSOCIATION, INC.

PHASE ONE

Unit No.	Fair Market Value	Percent Interest
100	\$225,000	.129
101	90,000	.051
200	165,000	.095
201	150,000	.086

PHASE FIVE

Unit No.	Fair Market Value	Percent Interest
100	\$327,000	.189
200	313,000	.183
101	227,500	.132
201	234,000	.135