

BK4846PG0021

THIRD AMENDMENT TO DECLARATION OF BREEZEWOOD PLACE  
CONDOMINIUM TO ADD PHASE TWO, BREEZEWOOD PLACE CONDOMINIUM

018998

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 previously amended at Book 4795, Page 674, 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 Two, Breezewood Place Condominiums" shall be and are hereby subjected to the terms of the Declaration of Condominium of Breezewood Place Condominium, as amended. Phase Two, Breezewood Place Condominiums consists of approximately 0.463 acres of land located in Cross Creek Township, Cumberland County, North Carolina, together with a five-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 84 through 89, 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 84 through 89, 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.

(211)  
RECEIVED  
4-20-1998 1:36 PM  
GEORGE E. TATUM  
REGISTER OF DEEDS  
CUMBERLAND COUNTY  
GEORGE E. TATUM  
REGISTER OF DEEDS  
CUMBERLAND COUNTY

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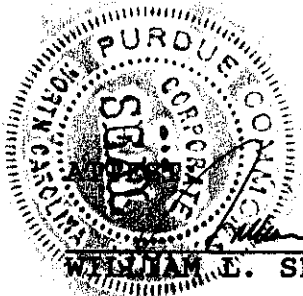
IN WITNESS WHEREOF, Breezewood Associates, LLC and Purdue Commons, Inc. have caused this Amendment to Declaration to be executed by the appropriate officers, agents, members and sealed this 3rd day of April, 1998.

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

By: *W. Lyndo Tappett* (Seal)  
W. LYNDO TAPPETT, Member-Manager

By: *Harold D. Tyndall* (Seal)  
HAROLD D. TYNDALL,  
Member-Manager

PURDUE COMMONS, INC.  
By: *D. Ralph Huff* (Seal)  
D. RALPH HUFF, President



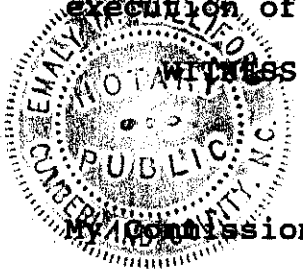
*William L. Senter*  
WILLIAM L. SENTER, Ass't Secretary

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STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

WITNESS my hand and seal, this 3 day of April, 1998.



*Emale M. Williford*  
Notary Public

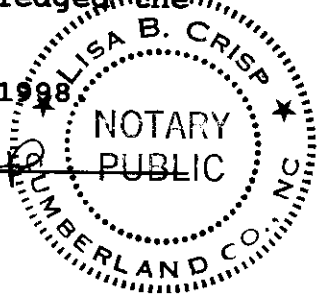
My Commission Expires: 12-4-00

STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, Lisa B. Crisp, a Notary Public, do hereby certify that W. LYNDO TIPPETT, Member-Manager of Breezewood Associates, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this 3<sup>rd</sup> day of April, 1998

Lisa B. Crisp  
Notary Public



My Commission Expires: 3/11/03

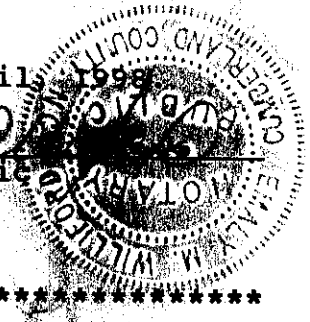
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STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

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

WITNESS my hand and seal, this 3 day of April, 1998

Emaly M. Williford  
Notary Public



My Commission Expires: 12-14-00

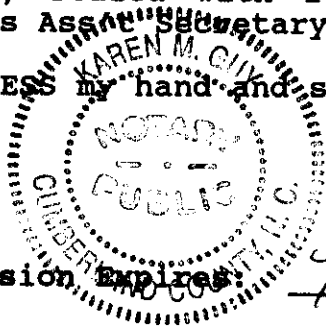
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STATE OF NORTH CAROLINA  
COUNTY OF CUMBERLAND

I, Karen M. Guy, a Notary Public, do hereby certify that WILLIAM L. SENTER personally appeared before me this day and acknowledged that he is Ass't Secretary of Purdue 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 to by himself as Ass't Secretary.

WITNESS my hand and seal, this 3 day of April, 1998.

Karen M. Guy  
Notary Public



My Commission Expires: 7/25/2000

The foregoing Certificate(s) of Emaly M Williford Lisa B Crisp &

Karen M Guy

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 George E. Tatum REGISTER OF DEEDS FOR CUMBERLAND COUNTY,  
Deputy / Assistant - Register of Deeds

EXHIBIT "A"

Description

BEGINNING at an existing iron in the northern right-of-way margin of Breezewood Avenue (40 foot right-of-way), said iron being the southwestern-most corner of the Breezewood Condominium tract and Leona P. Penland's southeastern corner and running with the common line of said tracts North 08 degrees 32 minutes 06 seconds West, 80.77 feet to an existing iron at the common corner of said Leona P. Penland and C.A. Penland's tract;

thence with said common line between C.A. Penland and Breezewood Condominiums North 08 degrees 09 minutes 28 seconds West, 67.14 feet to an existing iron;

thence continuing with said common line North 81 degrees 33 minutes 21 seconds East, 70.24 feet to an existing iron;

thence leaving Penland's tract with a new line South 08 degrees 28 minutes 53 seconds East, 20.65 feet to a point;

thence North 81 degrees 45 minutes 00 seconds East, 49.02 feet to a point;

thence North 08 degrees 15 minutes 00 seconds West, 5.00 feet to a point;

thence North 81 degrees 45 minutes 00 seconds East, 20.00 feet to a point;

thence to and with the western line of Phase One of Breezewood Place Condominiums as recorded in Condo Book 5, Page 50-55 of the Cumberland County, North Carolina Registry the following courses and distances:

South 08 degrees 15 minutes 00 seconds East, 90.00 feet to a point;  
North 81 degrees 45 minutes 00 seconds East, 20.00 feet to a point;  
South 08 degrees 15 minutes 00 seconds East, 42.50 feet to a point  
in the previously mentioned northern right-of-way of Breezewood Avenue;

thence running with said right-of-way South 81 degrees 45 minutes 00 seconds West, 159.05 feet to the beginning.

Containing 0.463 acres, more to less. And being subject to any easements of record.

Prepared by MOORMAN, KIZER & REITZEL, INC., Fayetteville, NC

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EXHIBIT "B"

THIRD AMENDMENT TO DECLARATION OF BREEZEWOOD PLACE CONDOMINIUM  
TO ADD PHASE TWO, BREEZEWOOD PLACE CONDOMINIUM

SEE CONDOMINIUM PLAT BOOK 5, AT PAGES 84 THROUGH 89,  
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	.090
101	90,000	.035
200	165,000	.066
201	150,000	.060

PHASE TWO

Unit No.	Fair Market Value	Percent Interest
101	\$258,875	.104
102	238,875	.096
201	183,225	.073
202	55,650	.020
203	238,875	.096

PHASE FIVE

Unit No.	Fair Market Value	Percent Interest
100	\$327,000	.132
200	313,000	.127
101	227,500	.091
201	234,000	.094