

020101

FOURTH AMENDMENT TO DECLARATION OF BREEZEWOOD PLACE
CONDOMINIUM TO ADD PHASE THREE, BREEZEWOOD PLACE CONDOMINIUM

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, and Book 4846, Page 21, 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 Three, Breezewood Place Condominiums" shall be and are hereby subjected to the terms of the Declaration of Condominium of Breezewood Place Condominium, as amended. Phase Three, Breezewood Place Condominiums consists of approximately .241 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 90 through 95, 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 90 through 95, 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.

RECEIVED

4-24-1998 PM 3:49

(192) GEORGE E. TATUM
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

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 14th day of April, 1998.

BREEZEWOOD ASSOCIATES, LLC

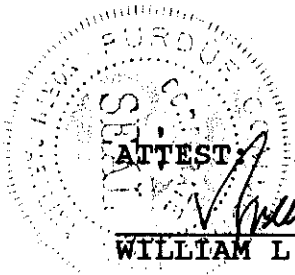
By: D. Ralph Huff (Seal)
D. RALPH HUFF, Member-Manager

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

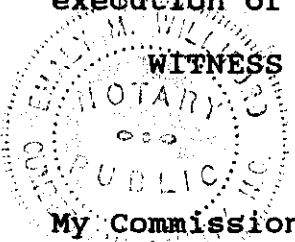


ATTEST:
William L. Senter
WILLIAM L. SENTER, Ass't Secretary

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Emily M. Willisford, 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 14 day of April, 1998.



Emily M. Willisford
Notary Public

My Commission Expires: 12-14-00

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

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



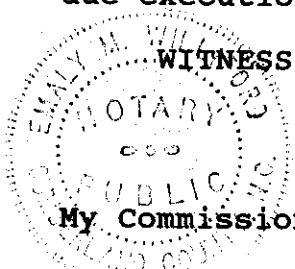
WITNESS my hand and seal, this 14 day of April, 1998.

Emaly M. Williford
Notary Public

My Commission Expires: 12-14-00

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.



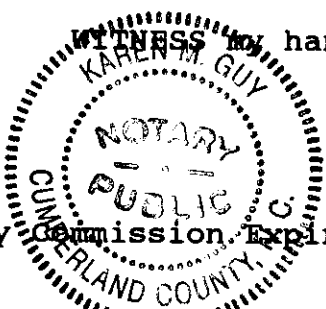
WITNESS my hand and seal, this 14 day of April, 1998.

Emaly M. Williford
Notary Public

My Commission Expires: 12-14-00

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 14 day of April, 1998.

Karen M. Guy
Notary Public

My Commission Expires: 7/25/00

The foregoing Certificate(s) of Emaly M. Williford & 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,
Bonnie K. Carter Deputy / Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at the northeastern-most corner of Phase One of Breezewood Place Condominium as recorded in Condo Book 5, Pages 50-55, Cumberland County, North Carolina Registry and running with the northern line of said Phase One the following courses and distances:

South 81 degrees 45 minutes 00 seconds West, 85.00 feet to a point;

North 08 degrees 15 minutes 00 seconds West, 6.00 feet to a point;

South 81 degrees 45 minutes 00 seconds West, 45.00 feet to the northwestern-most corner of said Phase One;

thence a new line (an extension of the western line of said Phase One) North 08 degrees 15 minutes 00 seconds West, 76.90 feet to a point in the southern line of the Quick 10 lot;

thence with said southern line North 81 degrees 39 minutes 21 seconds East, 80.01 feet to an existing iron at the southeastern-most corner of the Quick 10 lot;

thence North 81 degrees 48 minutes 10 seconds East, 49.99 feet to a set iron, said iron being the original common corner of Lots 48, 49, 112 and 113 of LaFayette Park as recorded in Plat book 8, Page 5 Cumberland County, North Carolina Registry;

thence with the eastern-most line of Breezewood Place Condominium of which this phase is a part, South 08 degrees 15 minutes 00 seconds East, 82.99 feet to the beginning.

Containing 0.241 acres, more or less. And being subject to a 20 foot drainage easement to City of Fayetteville and any other easements of record.

EXHIBIT "B"

FOURTH AMENDMENT TO DECLARATION OF BREEZEWOOD PLACE
CONDOMINIUM TO ADD PHASE THREE, BREEZEWOOD PLACE CONDOMINIUM

SEE CONDOMINIUM PLAT BOOK 5, AT PAGES 90 THROUGH 95,
CUMBERLAND COUNTY REGISTRY, NORTH CAROLINA.

EXHIBIT "C"

BK4849PG0624

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	.072
101	90,000	.029
200	165,000	.053
201	150,000	.048

PHASE TWO

Unit No.	Fair Market Value	Percent Interest
101	\$258,875	.074
102	238,875	.068
201	183,225	.049
202	55,650	.014
203	238,875	.068

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

PHASE THREE

Unit No.	Fair Market Value	Percent Interest
101	\$161,175	.052
102	104,160	.033
201	172,620	.056
202	92,715	.030