

16-00

DRAWN BY & MAIL TO: Carl R. Wright, PO Box 1780, High Point, NC 27261

AMENDMENT TO
DECLARATION
OF
LIBERTY COURT CONDOMINIUMS

PHASE II, REVISED

THIS DECLARATION, made on the date hereinafter set forth by George Clements Building, Inc. a North Carolina corporation of Randolph County, North Carolina, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in the City of Archdale, County of Randolph, State of North Carolina, which is more particularly described as:

BEING all the units and all of the Common Area located in Phase II on the plat entitled LIBERTY COURT CONDOMINIUMS, PHASE II duly recorded in the Office of the Register of Deeds for Randolph County, North Carolina in Condominium Plat Book 1, Page 9 and re-recorded in Condominium Plat Book 1, Page 10.

WHEREAS, said property will constitute Phase Two of Liberty Court Condominiums;

AND WHEREAS, Declarant will convey said property subject to certain protective covenants, conditions, restrictions, reservations, liens, and charges as set forth in that certain document entitled "Declaration of Condominium of Liberty Court Condominiums, Phase I," recorded in Deed Book 1359, Page 1188, as amended, Randolph County Register of Deeds, which documents and the contents

156444

thereof are incorporated herein by reference and made part hereof as fully as though the same were set out in their entirety.

NOW THEREFORE, Declarant hereby declares and establishes that all the properties described above shall be added to the plan of dwelling ownership and governed by the provisions of the "Declaration of Condominium of Liberty Court Condominiums, Phase I," recorded in the Office of the Register of Deeds of Randolph County, North Carolina in Deed Book 1359, Page 1188 as amended, which as above stated are incorporated herein by reference.

FURTHER, Exhibit "B" of said Declaration is hereby amended to read as follows:

EXHIBIT B
TO
DECLARATION FOR
LIBERTY COURT CONDOMINIUMS, PHASE II

UNIT DESCRIPTIONS AND DESIGNATIONS

<u>Address</u>	<u>No.</u>	<u>Bedrooms</u>
102 Liberty Place, Archdale, NC 27263	2	
104 Liberty Place, Archdale, NC 27263	2	
106 Liberty Place, Archdale, NC 27263	2	
108 Liberty Place, Archdale, NC 27263	2	
110 Liberty Place, Archdale, NC 27263	2	
112 Liberty Place, Archdale, NC 27263	2	
114 Liberty Place, Archdale, NC 27263	2	
116 Liberty Place, Archdale, NC 27263	2	

202 Liberty Place, Archdale, NC 27263	2
204 Liberty Place, Archdale, NC 27263	2
206 Liberty Place, Archdale, NC 27263	2
208 Liberty Place, Archdale, NC 27263	2
210 Liberty Place, Archdale, NC 27263	2
212 Liberty Place, Archdale, NC 27263	2
214 Liberty Place, Archdale, NC 27263	2
216 Liberty Place, Archdale, NC 27263	2

Further, Exhibit "C" of said Declaration is hereby amended to read as follows:

**EXHIBIT C
TO
DECLARATION FOR
LIBERTY COURT CONDOMINIUMS, PHASE II**

UNIT ALLOCATED PERCENTAGE INTEREST IN COMMON ELEMENTS

<u>Unit Number</u>	<u>Phase</u>	<u>Percentage of Interest in Common Area & Facilities</u>	<u>Minimum Percentage of Interest In Common Area & Facilities*</u>
102 Liberty Place	1	6.478%	2.5826%
104 Liberty Place	1	6.022%	2.4174%
106 Liberty Place	1	6.022%	2.4174%
108 Liberty Place	1	6.478%	2.5826%
110 Liberty Place	1	6.478%	2.5826%
112 Liberty Place	1	6.022%	2.4174%
114 Liberty Place	1	6.022%	2.4174%
116 Liberty Place	1	6.478%	2.5826%

202 Liberty Place	2	6.478%	2.5826%
204 Liberty Place	2	6.022%	2.4174%
206 Liberty Place	2	6.022%	2.4174%
208 Liberty Place	2	6.478%	2.5826%
210 Liberty Place	2	6.478%	2.5826%
212 Liberty Place	2	6.022%	2.4174%
214 Liberty Place	2	6.022%	2.4174%
216 Liberty Place	2	6.478%	2.5826%
Total:		<u>100.0%</u>	<u>40.0%</u>

* The minimum percentage of interest in common areas and facilities has been computed to show the maximum possible dilutive impact on unit owners' interests in such areas. The Declarant has reserved the right to construct up to 40 units in the Condominium pursuant to Article 5 of the Declaration. For this purpose, it has been assumed that (a) the balance of the units which may be constructed will be constructed; (b) units to be constructed consist of 24 two-bedroom units; (c) the internal layout and external configuration of such units are not varied from the existing units; and (d) the fair market value of existing units remains proportionate to and approximates the fair market values of those units subsequently built at such time. These figures may vary depending on the actual construction of subsequent units. The inclusion of this information shall not be construed as an undertaking by the Declarant to build any units other than those of existing phases, nor a representation by the Declarant that units which may be built will not vary architecturally or in their internal layout and external configuration from those of existing phases.

This amendment is to correct unit designations to conform to the plats.

IN WITNESS WHEREOF, George Clements Building, Inc., a North Carolina corporation, has caused these presents to be executed by and through its President and attested by its Secretary and the corporate seal affixed hereto, all pursuant to authority duly given by said Corporation.

This the 22 day of December, 1993.

DECLARANT:

GEORGE CLEMENTS BUILDING, INC.

ATTEST:

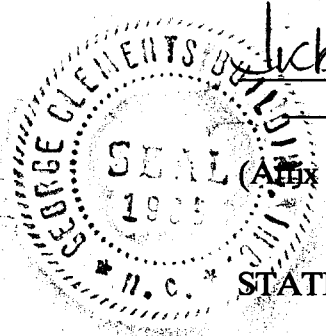
By: George E. Clements

President

Vicki L. Clements

Secretary

(Affix Corporate Seal)



STATE OF NORTH CAROLINA

COUNTY OF Guilford

I, Stephanie Schomaker, a Notary Public, do hereby certify that Vicki L. Clements personally came before me this day and acknowledged that he is _____ Secretary of GEORGE CLEMENTS BUILDING, INC. 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 its _____ Secretary.

WITNESS my hand and Notarial Seal this the 22 day of Dec, 1993.

Stephanie Schomaker

NOTARY PUBLIC

My Commission Expires: 8/31/94

STEPHANIE SCHOMAKER
NOTARY PUBLIC
GUILFORD COUNTY, N. C.

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Stephanie Schomaker, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1379,
Page 488, This 23 day of December, 19 93 at 2:43 o'clock P M.

Ann Shaw, Register of Deeds
By: Ann Shaw Register of Deeds