

WAKE COUNTY, NC 62  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
06/05/2019 15:06:10

BOOK:017464 PAGE:02063 - 02068

PREPARED BY AND HOLD FOR:

W. THURSTON DEBNAM, JR.  
SMITH DEBNAM (Box 182)

NORTH CAROLINA

WAKE COUNTY

FOURTH AMENDMENT TO  
DECLARATION FOR  
SOUTH FOREST SERVICE  
CENTER CONDOMINIUMS  
PURSUANT TO CHAPTER 47C OF THE  
NORTH CAROLINA CONDOMINIUM ACT

GRADY, LLC, a North Carolina limited liability company with its principal place of business located in Wake Forest, North Carolina (hereinafter referred to as "the Original Declarant"), SOUTH FOREST SERVICE CENTER CONDOMINIUM ASSOCIATION, INC., a North Carolina non-profit corporation (hereinafter referred to as "the Condominium Association"), TOY STORAGE, LLC, a North Carolina limited liability company hereinafter referred to "New Units Owner") do hereby make declare and establish this Fourth Amendment to Declaration of Condominium for South Forest Service Center Condominiums, a nonresidential condominium development.

WITNESSETH:

WHEREAS, the Declarant has previously filed a Declaration for South Forest Service Center Condominiums pursuant to Chapter 47C of the North Carolina Condominium Act, said plan being filed in Condominium File No. 288 A-1 through A-5 in the office of the Register of Deeds, Wake County, North Carolina and said Declaration being filed in Book 9219, Page 1455 in the office of the Register of Deeds, Wake County, North Carolina (hereinafter referred to as "the Declaration"); and

WHEREAS, the Declarant had previously filed a First Amendment to Declaration of Condominium in Book 11781, Page 682, Wake County Registry (hereinafter referred to as "the First Amendment"); and

WHEREAS, the Declarant had previously filed a subsequent Amendment to the Declaration in Book 14318, Page 2647, Wake County Registry. (See CM 2001, 288A6) (hereinafter referred to as "the Second Amendment"; and

WHEREAS, the Declarant had previously filed another Amendment to the Declaration in Book 17358, Page 1902, Wake County Registry (hereinafter referred to as "the Third Amendment"); and

WHEREAS, the Unit Owners wish to further amend the Declaration in order to more equitably allocate the number of votes assigned to each Unit and more equitably allocate the Ownership Percentage of each unit; and

WHEREAS, the Declarant and the New Units Owner wish to amend the Declaration as provided herein.

NOW, THEREFORE, pursuant to the provisions of the Declaration, the Declarant and the New Units Owner hereby amend the Declaration, the First Amendment and the Second Amendment as follows:

The Number of Votes and Allocation of Percentage Ownership are hereby amended as set forth on that certain spreadsheet attached hereto marked "Exhibit A" which are amended and incorporated into this Fourth Amendment as fully set out in said "Exhibit A".

Except as herein amended, said Declaration shall remain in full force and effect.

IN TESTIMONY WHEREOF, the Declarant, the Condominium Association and the New Units Owners have caused this Third Amendment to be executed on this the 3 day of JUNE, 2019.

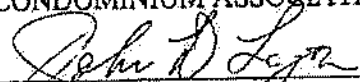
GRADY, LLC

By:

  
John D. Lyon, Member-Manager

SOUTH FOREST SERVICE CENTER  
CONDOMINIUM ASSOCIATION, INC.

By:

  
President

TOY STORAGE, LLC

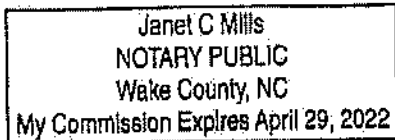
By:

Manager

NORTH CAROLINA  
WAKE COUNTY

I, JANET C. MILLS, a Notary Public of the County and state aforesaid, certify that JOHN LYON, personally appeared before me this day and acknowledged that he is a Member/Manager of Grady, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of said limited liability company, the foregoing instrument was voluntarily signed in its name by its Member/Manager.

Witness my hand and official stamp or seal this 3 day of JUNE, 2019.

My Commission Expires: 4-29-22

[Signature]  
Notary Public  
JANET C. MILLS  
Printed Name of Notary Public

NORTH CAROLINA  
WAKE COUNTY

I, JANET C. MILLS, a Notary Public for the state and county aforesaid, certify that JOHN LYON personally came before me this day and acknowledged that he/she is the \_\_\_\_\_ President of South Forest Service Center Condominium Association, Inc., a North Carolina non-profit corporation, and that he/she, as \_\_\_\_\_ President, by the authority duly given and as the act of the corporation, the foregoing instrument was voluntarily executed by him/her on behalf of said corporation.

Witness my hand and official stamp or seal this the 3 day of JUNE, 2019.

My Commission Expires: 4-29-22

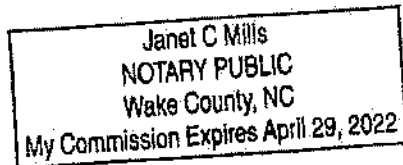
[Signature]  
Notary Public  
JANET C. MILLS  
Printed Name of Notary Public

NORTH CAROLINA  
WAKE COUNTY

I, JANET C. MILLS, a Notary Public of the County and state aforesaid, certify that E. ALLEN MASSEY, personally appeared before me this day and acknowledged that he is a Manager of Toy Storage, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of said limited liability company, the foregoing instrument was voluntarily signed in its name by its Manager.

Witness my hand and official stamp or seal this 30 day of MAY, 2019.

My Commission Expires: 4-29-22



Janet C. Mills  
Notary Public  
JANET C. MILLS  
Printed Name of Notary Public

## Exhibit A

Unit #	Sq Ft	% Interest	Votes	Building Totals	
5053-A	909	1.1	16.46	Total Votes	230.37
5053-B	935	1.1	16.46	Ownership	15.44
5053-C	935	1.1	16.46		
5053-D	935	1.1	16.46		
5053-E	953	1.1	16.46		
5053-F&G	1906	2.2	32.91		
5053-H	953	1.1	16.46		
5053-I&J	1906	2.2	32.91		
5053-K	953	1.1	16.46		
5053-L	953	1.1	16.46		
5053-M	953	1.1	16.46		
5053-N	925	1.1	16.46		
5101-A	925	1.1	16.46	Total Votes	411.38
5101-B&O	1925	2.2	32.91	Ownership	27.56
5101-C&P	1925	2.2	32.91		
5101-D&Q	1925	2.2	32.91		
5101-E&R	1925	2.2	32.91		
5101-F&S	1925	2.2	32.91		
5101-G&T	1925	2.2	32.91		
5101-H&U	1925	2.2	32.91		
5101-I&V	1925	2.2	32.91		
5101-J&W	1925	2.2	32.91		
5101-K&X	1925	2.2	32.91		
5101-L&Y	1925	2.2	32.91		
5101-M&Z	1898	2.2	32.91		
5101-N	1895	0.0	0.00		
5107-A	909	1.1	16.46	Total Votes	213.92
5107-B	935	1.1	16.46	Ownership	14.33
5107-C	935	1.1	16.46		
5107-D	935	1.1	16.46		
5107-E	958	1.1	16.46		
5107-F	958	1.1	16.46		
5107-G	958	1.1	16.46		
5107-H	958	1.1	16.46		
5107-I	958	1.1	16.46		
5107-J	958	1.1	16.46		
5107-K	958	1.1	16.46		
5107-L&M	1883	2.2	32.91		
5103-A	2450	2.2	32.91	Total Votes	427.83
5103-B	2450	2.2	32.91	Ownership	28.75
5103-C	2000	2.2	32.91		
5103-D	2000	2.2	32.91		
5103-E	2000	2.2	32.91		
5103-F	2000	2.2	32.91		
5103-G	2000	2.2	32.91		
5103-H	2000	2.2	32.91		
5103-I	10000	11.1	164.55		
5105-D	2000	2.2	32.91	Total Votes	210.46
5105-E	1000	1.1	16.46	Ownership	1402.6640%
5105-F	1000	1.1	16.46		
5105-G	1000	1.1	16.46		
5105-H	1000	1.1	16.46		
5105-I	1000	1.1	16.46		
5105-J	1000	1.1	16.46		
5105-K	1000	1.1	16.46		
5105-L	1000	1.1	16.46		
5105-M	2000	2.2	32.91		
#53	500	0.4	6.50		
#54	500	0.4	6.50		
	91313	100	1493.99	Total Votes	1493.96



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**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

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**Charles P. Gilliam**  
**Register of Deeds**  
Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

\_\_\_\_\_ # of Pages *AP*