

WAKE COUNTY, NC 258  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/19/2019 15:11:14

BOOK:017363 PAGE:02316 - 02324

PREPARED BY AND HOLD FOR:

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

NORTH CAROLINA

WAKE COUNTY

REVISION TO THIRD 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 Revision to the Third 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 New Units Owner has erected certain improvements upon the original Unit 5103 and Unit 5105 which shall become Limited Common Elements as described and defined in the Second Amendment

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

WHEREAS, pursuant to the provisions contained in Article 10 and Article 11 of the Declaration, the Declarant and the New Units Owner desire to create additional units which will result in a modification of the Percentage Undivided Interest in Common Expenses and Votes in the Association.

WHEREAS, on February 12, 2019 a Third Amendment to the Declaration was filed in the Office of the Register of Deeds, Wake County, North Carolina in Book 17358, Page 1902; and

WHEREAS, the portions of the two documents marked Exhibit B which purported to set forth the characteristics of Units 5103-A through 5103-I and Units 5105-D through 5105-M contained certain mathematical errors which need to be revised.

NOW, THEREFORE, pursuant to the provisions of Article 10 and Article 11 of the Declaration, the Declarant and the New Units Owner hereby amend the Third Amendment as follows:

1. The pages entitled Exhibit B recorded in Book 17358, Page 1908 and Page 1909 are hereby deleted in their entirety.

2. The pages attached to this document entitled Exhibit B which sets forth the square footage, the percentage interest and the votes in the association relating to Units 5103-A through 5103-I and Units 5105-D through 5105-M are substituted in lieu thereof.

With regard to Units 5103-A through Unit 5103-I and Units 5105-D through Unit 5105-M, the term "Common Expense" shall include the cost of maintaining, repairing or replacing any building or structure erected thereon which are Limited Common Elements. Provided, however that any and all assessments levied against Units 5103-A through Unit 5103-I and Units 5105-D through Unit 5105-M shall NOT include any portion of the cost of said maintenance, repair or replacement of other structures located within the condominium.

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 Revision to Third Amendment to be executed on this the 13<sup>th</sup> day of February, 2019.

GRADY, LLC

By: *John D. Lyon*  
John D. Lyon, Member-Manager

SOUTH FOREST SERVICE CENTER  
CONDOMINIUM ASSOCIATION, INC.

By: *John V. Lyon*  
President

~~TOY STORAGE, LLC~~

By: \_\_\_\_\_  
Manager

*Florida fil:*  
~~NORTH CAROLINA~~  
~~DSR~~ COUNTY

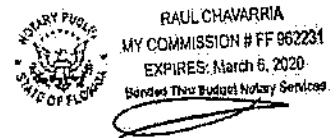
I, *Rosal Chavakis*, a Notary Public of the County and state aforesaid, certify that *JOHN D LYON*, personally appeared before me this day and acknowledged that he is a Member/Manager of Grady, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of said limited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

Witness my hand and official stamp or seal this 15 day of February, 2019.

My Commission Expires: 03-06-2020

[Signature]  
Notary Public  
Raul Chavarria  
Printed Name of Notary Public

Florida Ave  
NORTH CAROLINA  
Dare COUNTY



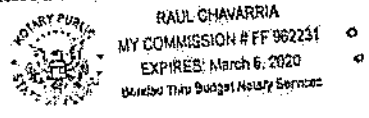
I, Raul Chavarria, a Notary Public for the state and county aforesaid, certify that John Lyon personally came before me this day and acknowledged that he/she is the President of South Forest Service Center Condominium Association, Inc., a North Carolina non-profit corporation, and that he/she, as President, 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 15 day of February, 2019.

My Commission Expires: 03-06-2021

[Signature]  
Notary Public  
Raul Chavarria  
Printed Name of Notary Public

NORTH CAROLINA  
COUNTY



I, \_\_\_\_\_, a Notary Public of the County and state aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Printed Name of Notary Public

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 Revision to Third Amendment to be executed on this the 13<sup>th</sup> day of February, 2019.

~~GRADY, LLC~~

By: \_\_\_\_\_  
John D. Lyon, Member-Manager

~~SOUTH FOREST SERVICE CENTER  
CONDOMINIUM ASSOCIATION, INC.~~

By: \_\_\_\_\_  
President

TOY STORAGE, LLC

By: *G. [Signature]*  
Manager

COLORADO  
NORTH CAROLINA  
GUNVISON COUNTY

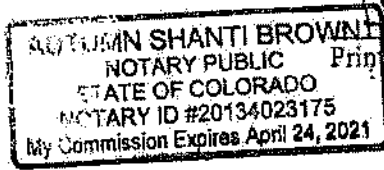
I, *Autumn Brown*, a Notary Public of the County and state aforesaid, certify that *R. Allen Mackey* personally appeared before me this day and acknowledged that he is a Member/Manager of *Grady, LLC*, a North Carolina Limited Liability Company, and that by authority duly given and as the act of said 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 14<sup>th</sup> day of Feb, 2019.

My Commission Expires: 4-24-21

[Signature]  
Notary Public



Shanti Brown  
Printed Name of Notary Public

NORTH CAROLINA  
COUNTY

I, \_\_\_\_\_, a Notary Public for the state and county aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Printed Name of Notary Public

NORTH CAROLINA  
COUNTY

I, \_\_\_\_\_, a Notary Public of the County and state aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Printed Name of Notary Public

EXHIBIT B (continued)  
to Declaration of  
South Forest Service Center Condominiums

Percent Undivided Interest in Common Elements  
Votes in Association and Percent of Common Expenses

Building Three	Unit Designation	Square Footage	Percentage Interest	Votes in Association
	5103-A	2,000	1.223	28.67
	5103-B	2,000	1.223	28.67
	5103-C	2,000	1.223	28.67
	5103-D	2,000	1.223	28.67
	5103-E	2,000	1.223	28.67
	5103-F	2,000	1.223	28.67
	5103-G	2,000	1.223	28.67
	5103-H	2,000	1.223	28.67
	5103-I	10,000	10.0	114.64

EXHIBIT B (continued)  
to Declaration of  
South Forest Service Center Condominiums

Percent Undivided Interest in Common Elements  
Votes in Association and Percent of Common Expenses

Building Two	Unit Designation	Square Footage	Percentage Interest	Votes in Association
	5105-D	2,000	1.516	26.3
	5105-E	1,000	.757	13.3
	5105-F	1,000	.757	13.3
	5105-G	1,000	.757	13.3
	5105-H	1,000	.757	13.3
	5105-I	1,000	.757	13.3
	5105-J	1,000	.757	13.3
	5105-K	1,000	.757	13.3
	5105-L	1,000	.757	13.3
	5105-M	2,000	1.516	26.3





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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.

**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**

\_\_\_\_\_ 9 # of Pages *PS*