

WAKE COUNTY, NC 79  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
06/15/2011 AT 11:15:32

BOOK:014374 PAGE:02723 - 02734

PREPARED BY AND HOLD FOR:

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

NORTH CAROLINA

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

WAKE COUNTY

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 Declarant"), SOUTH FOREST SERVICE CENTER CONDOMINIUM ASSOCIATION, INC., a North Carolina non-profit corporation (hereinafter referred to as "the Condominium Association"), C. GRANT, LLC, a North Carolina limited liability company, GRANT, INC., a North Carolina corporation and BAJO, LLC, a North Carolina limited liability company (hereinafter referred to collectively as "Unit Owners") do hereby make declare and establish this Second 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

WIIEREAS, the Declarant and the Unit Owners 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 desires to add additional real estate to the Condominium and/or erect or create additional units which will result in a modification of the Percentage Undivided Interest in Common Expenses and Votes in the Association.

NOW, THEREFORE, pursuant to the provisions of Article 10 and Article 11 of the Declaration, the Declarant and the Unit Owners hereby amend the Declaration and the First Amendment as follows:

**1. Common Expenses.** The following paragraph is added to Article 1, Paragraph 1.6.

With regard to Unit 5103 and 5105, the term "Common Expense" shall not include the cost of maintaining, repairing or replacing any building or structure erect which is situated on or within another Unit or comprises a portion of the Common Elements or Limited Common Elements. Any and all assessments levied against Unit 5103 and Unit 5105 shall NOT include any portion of the cost of said maintenance, repair or replacement.

2. Use Restrictions. Article 6, Paragraph 6.3 (a) (ii) of the Declaration is hereby deleted in its entirety. In lieu thereof the following use restriction is hereby adopted:

(ii) any noise or sound that is audible beyond the boundaries of the Unit from which it originates that violates the sound control or noise control ordinances of the Town of Wake Forest, North Carolina.

3. Creation of Additional Units. The Declarant hereby creates two (2) additional Units which shall be designated as Unit 5103 and Unit 5105 as depicted upon the map and survey recorded in Condominium File No. 288 in the Wake County Registry.

4. Unit Boundaries for Unit 5103 and Unit 5105. The initial boundaries of Unit 5103 and Unit 5105 are as shown on the plat recorded in the above-referenced Condominium File. The lower horizontal boundary of Unit 5103 and Unit 5105 shall be the plane of the upper surface of the pavement floor of that Unit as depicted on the aforesaid recorded map contained in the Condominium File. Since there are no units located above either Unit 5103 or Unit 5105, the upper horizontal boundary shall extend ab solo usque ad coelum.

5. Limited Common Elements. Any fencing, walls or roofs installed within the boundaries of either Unit 5103 or Unit 5105 shall constitute Limited Common Elements and shall be utilized solely by the Owner of the Unit within which said improvements are located.

6. Article 7, Paragraph 7.6 shall be amended by the addition of the following sentence:

Provided, however, that with regard to the calculation of Common Expenses and the resulting assessments, as to Unit 5103 and Unit 5105 the limitation set forth in Article 1, Paragraph 1.6 shall apply.

FURTHER, pursuant to the provisions of Article 10 and Article 11 of the Declaration, the Declarant hereby amends EXHIBIT B of the Declaration relating to the original Percent Undivided Interest in Common Elements and Votes in Association and Percent of Common Expenses and substitutes in lieu thereof the contents of Revised Exhibit B attached hereto and incorporated herein by reference.

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

IN TESTIMONY WHEREOF, the Declarant, the Condominium Association and the Unit Owners have caused this Second Amendment to be executed on its behalf by its Managers this the 4 day of November, 2010.


GRADY, LLC

By:

  
John D. Lyon, Member-Manager

SOUTH FOREST SERVICE CENTER  
CONDOMINIUM ASSOCIATION, INC.

By:

  
President

C. GRANT, LLC

By:

  
Charles L. Grant, Member-Manager

GRANT, INC.

By:

[Signature]  
Charles L. Grant, President

BAJO, LLC

By:

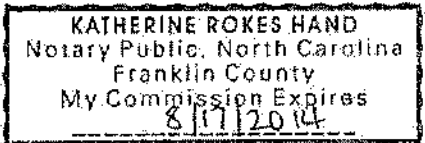
[Signature]  
Elizabeth L. Murray, Member-Manager

NORTH CAROLINA  
Wake COUNTY

I, Katherine Rokes Hand, a Notary Public of the County and state aforesaid, certify that John D. Wor, personally appeared before me this day and acknowledged that he is a 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 Manager. Witness my hand and official stamp or seal this 4<sup>th</sup> day of November, 2010.

My Commission Expires: 8/17/2014

Katherine Rokes Hand  
Notary Public  
Katherine Rokes Hand  
Printed Name of Notary Public

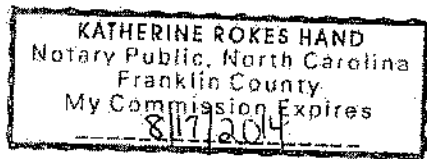


NORTH CAROLINA  
Wake COUNTY

I, Katherine Rokes Hand, a Notary Public for the state and county aforesaid, certify that Paddy Shotley 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 4<sup>th</sup> day of November, 2010.

My Commission Expires: 8/17/2014

Katherine Rokes Hand  
Notary Public  
Katherine Rokes Hand  
Printed Name of Notary Public

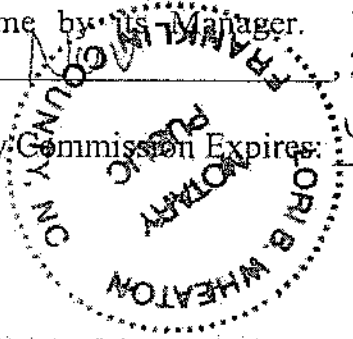


NORTH CAROLINA  
Wake COUNTY

I, Lori B Wheaton, a Notary Public of the County and state aforesaid, certify that Charles L. Grant, personally appeared before me this day and acknowledged that he is a Manager of C. Grant, 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 22 day of \_\_\_\_\_, 2010.

My Commission Expires: 4-8-14

Lori B Wheaton  
Notary Public  
Lori B Wheaton  
Printed Name of Notary Public

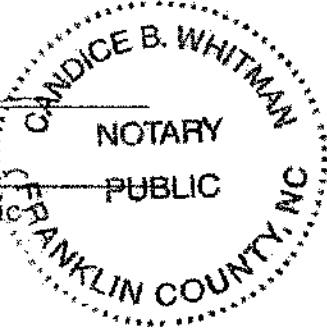


NORTH CAROLINA  
Wake COUNTY

I, Candice B Whitman, a Notary Public for the state and county aforesaid, certify that Charles L Grant personally came before me this day and acknowledged that he/she is the \_\_\_\_\_ President of Grant, Inc., a North Carolina 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 10 day of November, 2010.

My Commission Expires: 12/28/2013

Candice B Whitman  
Notary Public  
Candice B Whitman  
Printed Name of Notary Public



NORTH CAROLINA  
Wake COUNTY

I, Candice B Whitman, a Notary Public of the County and state aforesaid, certify that Elizabeth L. Murray, personally appeared before me this day and acknowledged that he is a Manager of BAJO, 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 18 day of November, 2010.

My Commission Expires: 12/28/2013

Candice B Whitman  
Notary Public  
Candice B Whitman  
Printed Name of Notary Public

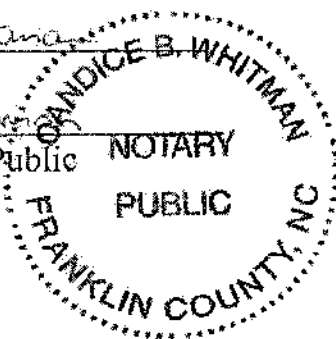


Exhibit B (continued)  
to Declaration of  
South Forest Service Center Condominiums

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

BUILDING ONE	UNIT DESIGNATION	SQUARE FOOTAGE	PERCENTAGE INTEREST	VOTES IN ASSOCIATION
1	5101-A	925	1.297%	18
2	5101-B	951	1.342%	18
3	5101-C	951	1.342%	18
4	5101-D	951	1.342%	18
5	5101-E	951	1.342%	18
6	5101-F	951	1.342%	18
7	5101-G	951	1.342%	18
8	5101-H	951	1.342%	18
9	5101-I	951	1.342%	18
10	5101-J	951	1.342%	18
11	5101-K	951	1.342%	18
12	5101-L	951	1.342%	18
13	5101-M	925	1.297%	18
Common Area	5101-N	1895		
14	5101-O	974	1.409%	19
15	5101-P	974	1.409%	19
16	5101-Q	974	1.409%	19
17	5101-R	974	1.409%	19
18	5101-S	974	1.409%	19
19	5101-T	974	1.409%	19
20	5101-U	974	1.409%	19
21	5101-V	974	1.409%	19

22	5101-W	974	1.409%	19
23	5101-X	974	1.409%	19
24	5101-Y	974	1.409%	19
25	5101-Z	974	1.409%	19







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 FOUR	UNIT DESIGNATION	SQUARE FOOTAGE	PERCENTAGE INTEREST	VOTES IN ASSOCIATION
26	5107-A	909	1.284%	18
27	5107-B	935	1.321%	18
28	5107-C	935	1.321%	18
29	5107-D	935	1.321%	18
30	5107-E	958	1.356%	19
31	5107-F	958	1.356%	19
32	5107-G	958	1.356%	19
33	5107-H	958	1.356%	19
34	5107-I	958	1.356%	19
35	5107-J	958	1.356%	19
36	5107-K	958	1.356%	19
37	5107-L	958	1.356%	19
38	5107-M	925	1.297%	18

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 FIVE	UNIT DESIGNATION	SQUARE FOOTAGE	PERCENTAGE INTEREST	VOTES IN ASSOCIATION
39	5053-A	909	1.284%	18
40	5053-B	935	1.321%	18
41	5053-C	935	1.321%	18
42	5053-D	935	1.321%	18
43	5053-E	953	1.348%	19
44	5053-F	953	1.348%	19
45	5053-G	953	1.348%	19
46	5053-H	953	1.348%	19
47	5053-I	953	1.348%	19
48	5053-J	953	1.348%	19
49	5053-K	953	1.348%	19
50	5053-L	953	1.348%	19
51	5053-M	953	1.348%	19
52	5053-N	925	1.297%	18



BOOK:014374 PAGE:02723 - 02734

Yellow probate sheet is a vital part of your recorded document.  
Please retain with original document and submit for rerecording.



**Wake County Register of Deeds**  
**Laura M. Riddick**  
**Register of Deeds**

This Customer Group \_\_\_\_\_  
# of Time Stamps Needed

This Document \_\_\_\_\_  
New Time Stamp \_\_\_\_\_  
# of Pages 12 JP 22.001-1/2006