

BK011781PG00682

WAKE COUNTY, NC 45
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/20/2006 AT 08:57:09

BOOK:011781 PAGE:00682 - 00687

Prepared by and return to:
Robert J. Ramsour, Jr.
Ragsdale Liggett PLLC (Box #161)
2840 Plaza Place, Suite 401
Raleigh, North Carolina 27612

**FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM ESTABLISHING
SOUTH FOREST SERVICE CENTER CONDOMINIUMS**

This First Amendment to Declaration of Condominium (hereinafter the "Amendment") is made effective this the 16th day of January, 2006, by **SOUTH FOREST SERVICE CENTER CONDOMINIUM ASSOCIATION, INC.**, a North Carolina non-profit corporation (hereinafter referred to as the "Condominium Association"); **GRADY LLC**, a North Carolina limited liability company (hereinafter referred to as the Declarant); **BAJO LLC**, a North Carolina limited liability company; **C. GRANT LLC**, a North Carolina limited liability company; **GRANT, INC.**, a North Carolina corporation; and **GRADY LLC**, a North Carolina limited liability company (hereinafter referred to collectively as the "Unit Owners").

BACKGROUND

Declarant has heretofore executed that certain Declaration of Condominium Establishing South Forest Service Condominiums (hereinafter referred to as the "Declaration") and caused the same to be recorded in Book 9219, Page 1455, in the Office of the Wake County Register of Deeds (hereinafter referred to as the "Wake County Registry") thereby subjecting the property shown on the Condominium Plat for South Forest Service Center recorded in Condominium Map Book 2001, Pages 288A1-A5 of the Wake County Registry to condominium ownership under the provisions of Chapter 47C of the North Carolina General Statutes and to the covenants, conditions and restrictions contained in the Declaration. Unless otherwise herein defined, all capitalized terms shall have the meaning set forth in the Declaration.

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Article 16 of the Declaration provides that the Declaration may be amended only upon the affirmative vote of, or written agreement signed by, Unit Owners of Units to which at least seventy-five percent (75%) of the votes of the Condominium Association are allocated. The Declaration provides that any amendment to the Declaration shall become effective upon recordation in the Wake County Registry.

The Unit Owners to which at least seventy-five percent (75%) of the votes of the Condominium Association are allocated have approved this Amendment, by affirmative vote or written consent. The undersigned officer of the Condominium Association hereby certifies that the requisite approvals for the Amendment have been obtained. Additionally, the affirmative votes are evidenced by the joinder of the Unit Owners in the execution of this Amendment. The Declarant joins in the execution of the Amendment in order to evidence its consent to the Amendment.

A M E N D M E N T

Now, therefore, the undersigned hereby certify that the requisite Unit Owner approval for amending the Declaration as provided therein has been obtained. The Declaration is hereby amended as follows:

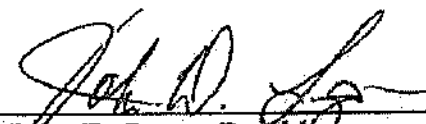
Article 6, Paragraphs 6.3(vi) and Paragraphs 6.3 (ix) are hereby deleted in their entirety.

Except as specifically modified and amended herein, the Declaration remains in full force and effect. All references hereafter to the Declaration shall mean and refer to the Declaration as amended by this Amendment.

IN WITNESS WHEREOF, the undersigned duly authorized officers of the Condominium Association, Declarant and Unit Owners have executed this instrument on behalf of the Condominium Association, the Declarant and the Unit Owners, respectively, as of the day and year first above written.

Condominium Association:

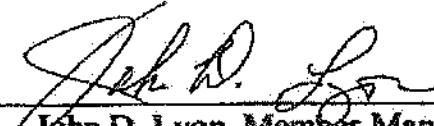
**SOUTH FOREST SERVICE CENTER
CONDOMINIUM ASSOCIATION, INC.,
a North Carolina non-profit corporation**


By: John D. Lyon, President

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Declarant:

GRADY LLC,
a North Carolina limited liability company



By: John D. Lyon, Member-Manager

Unit Owners:

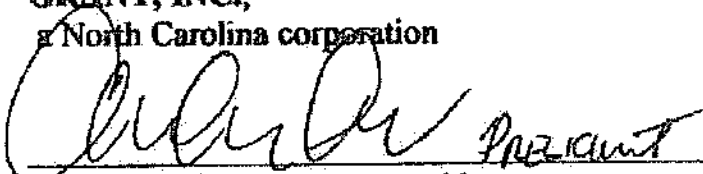
BAJO LLC,
a North Carolina limited liability company;


By: Elizabeth L. Murray, Member-Manager

C. GRANT LLC,
a North Carolina limited liability company;


By: Charles L. Grant, Member-Manager

GRANT, INC.,
a North Carolina corporation


By: Charles L. Grant, President

GRADY LLC,
a North Carolina limited liability company

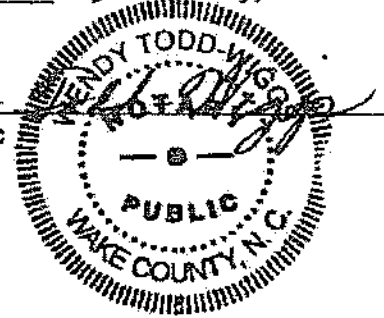

By: John D. Lyon, Member-Manager

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STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that **John D. Lyon** personally came before me this day and acknowledged that he is the President of **SOUTH FOREST SERVICE CENTER CONDOMINIUM ASSOCIATION, INC.**, a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as President. Witness my hand and official stamp or seal, this the 16th day of January, 2006.

Wendy Todd Wigg
Notary Public

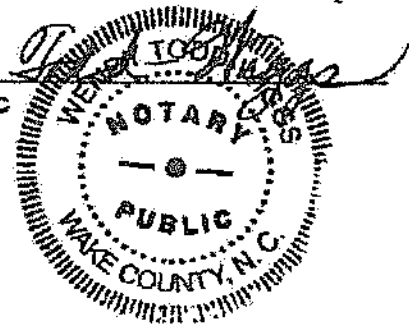


My commission expires: May 10, 2010

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that **Elizabeth L. Murray**, Member-Manager of **GRADY LLC**, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company. Witness my hand and official stamp or seal, this the 16th day of January, 2006.

Wendy Todd Wigg
Notary Public

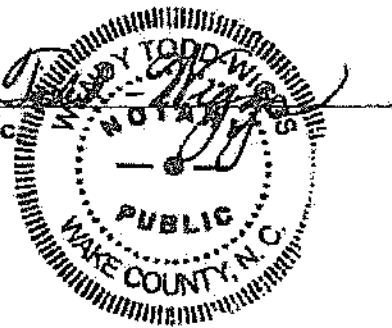


My commission expires: May 10, 2010

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that **John D. Lyon**, Member-Manager of **BAJO LLC**, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company. Witness my hand and official stamp or seal, this the 16th day of January, 2006.

Wendy Todd Wigg
Notary Public

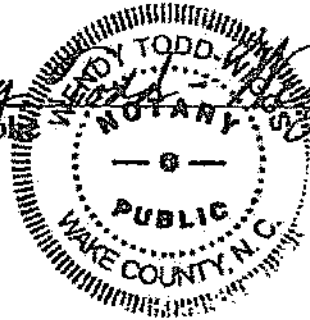


My commission expires: May 10, 2010

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STATE OF NORTH CAROLINA
COUNTY OF WAKE

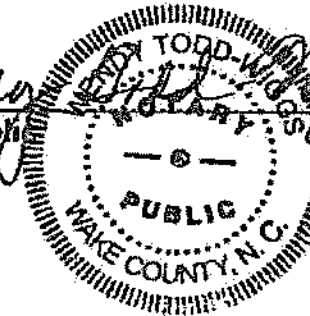
I, a Notary Public of the County and State aforesaid, certify that Charles L. Grant, Member-Manager of C. GRANT LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company. Witness my hand and official stamp or seal, this the 16th day of January, 2006.

Wendy Todd-Wilgus
Notary Public


My commission expires: May 10, 2010

STATE OF NORTH CAROLINA
COUNTY OF WAKE

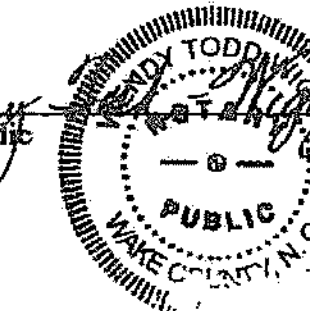
I, a Notary Public of the County and State aforesaid, certify that Charles L. Grant personally came before me this day and acknowledged that he is the President of GRANT, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as President. Witness my hand and official stamp or seal, this the 16th day of January, 2006.

Wendy Todd-Wilgus
Notary Public


My commission expires: May 10, 2010

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that John D. Lyon, Member-Manager of GRADY LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company. Witness my hand and official stamp or seal, this the 16th day of January, 2006.

Wendy Todd-Wilgus
Notary Public


My commission expires: May 10, 2010



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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

North Carolina - Wake County

The foregoing certificate ___ of _____

_____ Notary(ies) Public is (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.

Laura M. Riddick, Register of Deeds

By: _____
Assistant/Deputy Register of Deeds

This Customer Group _____ # of Time Stamps Needed

This Document _____ New Time Stamp
_____ # of Pages
10