

BK012021PG02018

WAKE COUNTY, NC 25
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/22/2006 AT 08:57:18

BOOK:012021 PAGE:02018 - 02023

**FIRST AMENDMENT TO DECLARATION
FOR GREENFIELD CROSSING AT WAKEFIELD CONDOMINIUM**

BK012021PG02019

WHEREAS, the Declarant desires to create, to add to and to bring within the Condominium, and to make subject to the Declaration, the Unit in the Buildings located at 3050 Berks Way as more particularly described in this Amendment; and

WHEREAS, the Declarant desires to amend the Declaration in order to effect the establishment of additional Condominium Common Elements, the designation of additional Limited Condominium Common Elements, and the creation and addition of new Units.

NOW, THEREFORE, in consideration of these premises and of the terms and conditions of this Amendment and of the Declaration, and of other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Declarant, for and on behalf of itself and its heirs, successors and assign, declares that the Property and the Units previously created and new Building that has been constructed and the Unit created by this Amendment shall be held, sold and conveyed

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The description of Limited Common Elements in Article V of the Declaration is as follows:

“The Limited Common Elements shall include those portions of any pipe, chute, flue, duct, wire, conduit, or any other fixtures lying partially within and partially outside the designated boundaries of a Unit which serve only that Unit, and any portion thereof serving more than one Unit and any portions of the Common Elements deemed Limited Common Elements under the Condominium Act. Notwithstanding the foregoing or anything herein to the contrary, any portions of the heating, ventilating and air-conditioning systems (“HVAC systems”), including fans, compressors, return air grills and thermostats, any utility lines providing water, sewer, telephone, gas, cable television or other services (other than the portions of any such utility trunk or main lines located underground or within the concrete slab upon which the Building is located and the central control box or panel to which such

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IN WITNESS WHEREOF, the Declarant has caused this Amendment to be duly executed by its duly authorized Manager, the day and year first above-written.

DECLARANT:

GREENFIELD PARTNERS, LLC,
a N.C. limited liability company (SEAL)

By:  (SEAL)
Tyler B. Morris, Manager

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EXHIBIT "B"

**GREENFIELD CROSSING AT WAKEFIELD CONDOMINIUM
ALLOCATED INTERESTS AND VOTES**

<u>UNIT NUMBER</u>	<u>GROSS AREA (Sq. Ft.)</u>	<u>UNDIVIDED INTEREST VOTES</u>	<u>SHARE OF IN COMMON ELEMENTS²</u>	<u>SHARE OF COMMON EXPENSES³</u>
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Building 1 - 3061 Berks Way:

3061-101	1,406	1,406	6.268%	6.268%
3061-102	1,406	1,406	6.268%	6.268%
3061-201	1,406	1,406	6.268%	6.268%



BOOK:012021 PAGE:02018 - 02023