

BK012869PG01325

WAKE COUNTY, NC 166
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/11/2007 AT 11:47:22

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**SECOND AMENDMENT TO DECLARATION
FOR GREENFIELD CROSSING AT WAKEFIELD CONDOMINIUM
(Condominium File No. 381)**

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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 assigns, declares that the Property and the Units previously created and the new Building that has been constructed and the Units created by this Amendment shall be held, sold and conveyed subject to the easements, restrictions, covenants, uses, limitations and obligations of the Declaration and this Amendment in furtherance of a plan for the division of the Property (as defined in the Declaration) into condominium units, all of which shall be deemed to run with the land and to be binding on all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns, and to that end the Declarant amends the Declaration as follows:

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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 service lines are connected) whether located inside or outside the designated boundaries of a Unit (including within the studs and the plenum area inside the Building), but which serve a single Unit, shall not be designated as Common Elements or Limited Common Elements but shall instead be the personal property of the Owner of the Unit or Units that they serve. All portions of the Common Elements on which there is located in accordance with this Declaration any portion of the HVAC system exclusively serving a particular Unit or Units shall be a Limited Common Element assigned to that Unit or Units.@

2. Reallocation of Allocated Interests. As a result of the creation of the new Units under this Amendment, and in accordance with the Declaration and the provisions of Chapter 47C of the

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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 AB@

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

<u>UNIT NUMBER</u>	<u>GROSS AREA (Sq. Ft.)</u>	<u>VOTES</u>	<u>UNDIVIDED INTEREST 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	5.0202%	5.0202%
3061-102	1,406	1,406	5.0202%	5.0202%
3061-201	1,406	1,406	5.0202%	5.0202%
3061-202	1,406	1,406	5.0202%	5.0202%

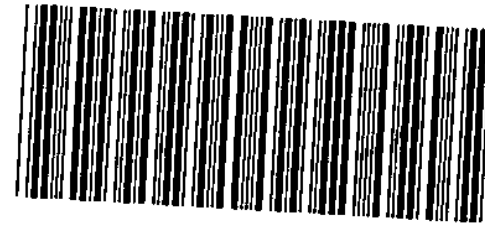
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NOTES:

¹ There is a minor difference due to rounding as permitted by the North Carolina Condominium Act.

² Stated Shares of Common Expense Liability are based upon the Units listed above. The Shares of Common Expense Liability are subject to adjustment as provided in this Declaration as additional Units are created.

³ Stated Undivided Interests in Common Elements are based upon the Units listed above. Undivided Interests in the Common Elements are subject to adjustment as provided in this Declaration as additional Units are created.



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