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

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

Prepared by and Return To:
ROD O'DONOGHUE, JR., P.A., Attorney at Law
1120 SE Cary Parkway, Suite 201
Cary, NC 27511

STATE OF NORTH CAROLINA

COUNTY OF WAKE

THIS FIRST AMENDMENT TO DECLARATION ("Amendment") is made this 22nd day of June, 2006, by **GREENFIELD PARTNERS, LLC**, a North Carolina limited liability company, with its office located at 410 N. Boylan Avenue, Suite 138, Raleigh, Wake County, N.C. 27603 (the "Declarant")

WITNESSETH:

WHEREAS, the Declarant did make, declare and establish the Greenfield Crossing At Wakefield Condominium (the "Condominium") by recording in the Office of the Register of Deeds of Wake County, North Carolina (the "Wake County Registry"), the Declaration of Condominium For Greenfield Crossing At Wakefield Condominium in Book 11468, Page 2040 (the "Declaration"); and

WHEREAS, pursuant to Article III of the Declaration, the rights to construct additional Buildings, create and add Units to the Condominium, to establish additional Condominium Common Elements, and to designate additional Limited Condominium Common Elements were reserved to the Declarant; and

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 assigns, 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 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:

1. Creation of New Units/Limited Common Elements. Exhibit B to the Declaration is amended to create and add the Unit located in the Building at 3050 Berks Way to the Condominium as shown on the plans recorded in the Wake County Registry in Condominium File No. 381 in Book CM 2005, Pages 381-C5 through 381-DA, inclusive (the "New Unit Plans"), and to reallocate the Allocated Interests appurtenant to each Unit in the Condominium as shown on Exhibit "B" attached to this Amendment. The location and the dimensions for the new Unit are shown on the New Unit Plans. Unit 3050 consists of both the first and second floor of the Building at 3050 Berks Way. Accordingly, the ceiling of the second floor of Unit 3050 is the top horizontal plane or boundary of Unit 3050 and the floor of the first floor of Unit 3050 is the bottom horizontal plane or boundary of Unit 3050. The walls as shown on the Plans are the vertical planes or boundaries of Unit 3050, which shall continue through the area separating the first and second floors of Unit 3050.

In connection with this Amendment, "Common Elements" means all portions of the Condominium other than the Units, including, without limitation, (i) the Land, (ii) all improvements located upon the Land outside of a Building, including a monument sign, entrance features, landscaped areas, outdoor lighting, underground utility lines, walkways, parking areas and driveways, (iii) all portions of a Building located outside of the Units, including studs, gables surrounding the entrance to each Unit, the exterior windows, and entrance doors to each Unit, and (iv) the foundation, roof and structural elements of a Building, but excluding any heating or air conditioning equipment serving only an individual Unit. It is specifically provided, without limitation, that water lines and sewer lines located outside public street rights-of-way and utility easements of the City of Raleigh and outside the point of entry into a Unit are Common Elements.

"Limited Common Elements" means a portion of the Common Elements allocated for the exclusive use of one or more but fewer than all of the Units by the Act and the Declaration as more particularly described in Article V of the Declaration. Exterior windows and entrance doors serving only one (1) Unit are Limited Common Elements of the Unit which they serve.

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 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 North Carolina General Statutes, entitled the “North Carolina Condominium Act”, the Allocated Interests appurtenant to the Units of the Condominium are reallocated as set forth on Exhibit “B” attached to this Amendment. The Declaration is amended by deleting the previous Exhibit B of the Declaration and by substituting the Exhibit “B” attached to this Amendment in its place.

3. Incorporation By Reference. The Declaration, the Exhibits attached to this Amendment, and the New Unit Plans are incorporated by reference as if fully set forth herein. The definitions of the Declaration shall have the same meaning in this Amendment unless a different meaning is clearly indicated.

4. Binding Effect. The terms, easements, covenants, conditions, restrictions and reservations of the Declaration, as amended by this Amendment, shall run with the Property and shall be binding on all parties having or acquiring any right, title or interest in the Property or any part of the Property, their heirs, successors, successors-in-title and assigns, and shall inure to the benefit of each Owner thereof.

[The rest of this page is left blank. Signatures are on the following page.]

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

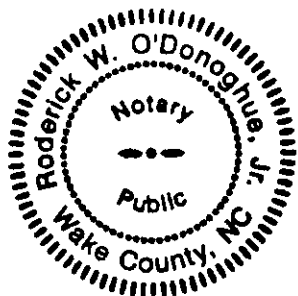
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **TYLER B. MORRIS**, personally came before me this day and acknowledged that he is Manager of **GREENFIELD PARTNERS, LLC**, a North Carolina limited liability company, and that he voluntarily signed the foregoing document, for the purpose stated therein, for and on behalf of said limited liability company as its Manager.

WITNESS my hand and official seal, this the 27th day of June, 2006.

(SEAL-STAMP)




Notary Public Roderick W. O'Donoghue, Jr.
My Commission expires: 7-11-2006

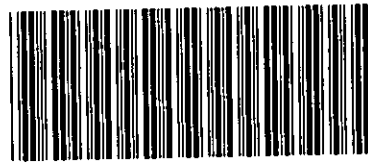
EXHIBIT "B"**GREENFIELD CROSSING AT WAKEFIELD CONDOMINIUM
ALLOCATED INTERESTS AND VOTES**

<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>
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%
3061-202	1,406	1,406	6.268%	6.268%
Building 2 - 3041 Berks Way:				
3041-101	1,406	1,406	6.268%	6.268%
3041-102	1,406	1,406	6.268%	6.268%
3041-201	651	651	2.902%	2.902%
3041-202	733	733	3.267%	3.267%
3041-203	651	651	2.902%	2.902%
3041-204	733	733	3.267%	3.267%
Building 3 - 3021 Berks Way:				
3021-101	1,406	1,406	6.268%	6.268%
3021-102	1,406	1,406	6.268%	6.268%
3021-201	1,406	1,406	6.268%	6.268%
3021-202	1,406	1,406	6.268%	6.268%
Building 4 - 3050 Berks Way:				
3050	5,605	5,605	24.985%	24.985%
TOTALS	16,828	16,828	100.00%¹	100.00%¹

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

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