

WAKE COUNTY, NC 492  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
05/30/2006 AT 12:00:32

BOOK:011979 PAGE:02133 - 02138

**SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM FOR  
KELTON SQUARE CONDOMINIUMS  
(Wake County Register of Deeds Condominium File No. 224)**

Prepared by and after recording hold for:  
J. Kenneth Edwards, Gwynn & Edwards, P.A., (#256)

NORTH CAROLINA  
WAKE COUNTY

THIS AMENDMENT TO DECLARATION, made this 30<sup>th</sup> day of May, 2006, by R.B. REAL, LLC, a North Carolina limited liability company, defined as "Declarant", acting pursuant to the provisions of Chapter 47C of the North Carolina General Statutes, as amended (North Carolina Condominium Act).

WHEREAS, Declarant R.B. Real, LLC, by Declaration of Condominium for Kelton Square Condominiums (the "Declaration") recorded on September 3, 1999, in the Office of the Register of Deeds of Wake County, North Carolina in Book 8409, Page 1598, and re-recorded on September 24, 1999, in the office of the Register of Deeds of Wake County North Carolina in Book 8421, Page 990 of said office (mapping for which Condominium being filed in Condominium File No. 224 in said office); and

WHEREAS, Declarant recorded the First Amendment to Declaration of Condominium for Kelton Square Condominiums on March 19, 2003, in the Office of the Register of Deeds of Wake County, North Carolina, in Book 9982, Page 413 of said office; and

WHEREAS, as reserved and authorized by Section 5 of the Declaration, entitled "Declaration Development Rights Reserved", and Section 28.03 of the Declaration, entitled "Amendments Permitted Other Than By Action Under Section 28.01 and Section 28.02", Paragraph (C), Declarant desires to amend the Declaration as hereinafter set forth so as to (A) assign an identifying number to the new Unit created; (B) reallocate the allocated interests among the Units; and (C) describe all Common Elements and Limited Common Elements thereby created;

NOW, THEREFORE, the Declarant hereby declares that the Declaration be and is hereby amended as follows:


(A) One new Unit is hereby created, and located as shown on map in Condominium File No. 224, entitled "Kelton Square Condominiums, Town of Morrisville, Wake County, N.C.", prepared by Withers & Ravenel, Engineering & Surveying, dated 10/14/02. The identifying number to such Unit shall be 1005.

(B) Attached hereto and by this reference made a part hereof is an Amendment to Exhibit "C" to the Declaration, said Amendment consisting of two (2) pages setting forth the Unit Numbers and the Allocated Interest in Common Elements for each Unit. Exhibit "C" of the Declaration is hereby amended by adding the attached two (2) pages. Any reference in the Declaration to Exhibit "C" shall be deemed to refer to Exhibit "C" as hereby amended.

(C) With the creation of the new Unit, additional "Limited Common Elements" and the Condominium Units to which they are reserved are described as follows: Any hallways, stairwells, elevators and elevator shafts, lobbies, underground parking facilities, garages, as well as all improvements thereon and all utility systems (including but not limited to telephone, electricity, water, heating and air conditioning) and security systems (including but not limited to alarm systems, and fire and sprinkler systems) serving them are Limited Common Elements allotted to the Unit which they serve, which are all of the Unit, saving and excepting the new Unit created hereby.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

R.B.REAL, LLC

By:   
Robert M. Abee, Manager

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that Robert M. Abee did personally appear before me this day and acknowledged that he is the Manager of R.B. REAL, LLC, a North Carolina limited liability company, Declarant herein, and that by authority duly given and as the act of said company, the foregoing instrument was signed by him on behalf of said company, and acknowledged said writing to be the act and deed of said company.

Witness my hand and official stamp or seal, this 30<sup>th</sup> day of May, 2006.

*Kenneth Edwards*  
Notary Public

My Commission Expires: 1-11-2011

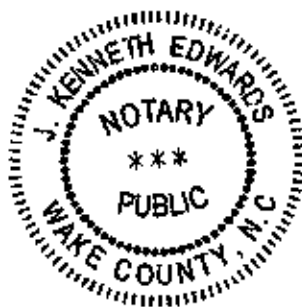


EXHIBIT "C"  
TO THAT DECLARATION OF  
KELTON SQUARE CONDOMINIUMS

<u>UNIT NUMBER</u>	<u>ALLOCATED INTEREST IN COMMON ELEMENTS</u>
1001	7.42831
1003	8.08706
1005	4.148336
1011	3.383623
1012	3.33525
1013	3.33525
1014	3.33525
1021	3.383623
1022	3.33525
1023	3.33525
1024	3.33525
1031	3.383623
1032	3.33525
1033	3.33525
1034	3.33525
1211	3.33525
1212	3.33525
1213	3.33525
1214	3.383623
1221	3.33525
1222	3.33525
1223	3.33525
1224	3.383623

1231	3.33525
1232	3.33525
1233	3.33525
1234	3.383623



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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