

WAKE COUNTY, NC 255
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/03/2009 AT 13:27:23

BOOK:013467 PAGE:02615 - 02619

Prepared by and return to:

David N. Bryan, Esq.
David N. Bryan, P.A., Attorney at Law
Post Office Box 1238
Holly Springs, North Carolina 27540-1238

FIRST AMENDMENT TO
DECLARATION CREATING UNIT OWNERSHIP
AND ESTABLISHING RESTRICTIONS, COVENANTS AND CONDITIONS FOR
HOLLY SPRINGS PROFESSIONAL CENTER CONDOMINIUM
[Wake County Register of Deeds Condominium File No. CM2004-354A1-A4]

THIS FIRST AMENDMENT TO DECLARATION CREATING UNIT OWNERSHIP
AND ESTABLISHING RESTRICTIONS, COVENANTS AND CONDITIONS FOR HOLLY
SPRINGS PROFESSIONAL CENTER CONDOMINIUM, made and entered into this 3rd
day of April, 2009, by HOLLY SPRINGS PROFESSIONAL CENTER ASSOCIATION, INC., a
North Carolina Non-Profit Corporation, hereinafter the "Association", pursuant to the provisions
of the North Carolina Condominium Act (Chapter 47C of the North Carolina General Statutes).

WITNESSETH:

WHEREAS, the Declaration Creating Unit Ownership and Establishing Restrictions,
Covenants and Conditions for Holly Springs Professional Center Condominium is dated
September 28, 2004, and recorded September 29, 2004, in Book 11036 at Page 876, Wake
County Registry, North Carolina; and

WHEREAS, the Association is the unit owners' association for Holly Springs Professional Center Condominium organized under N.C.G.S. § 47C-3-101 for management of the condominium; and

WHEREAS, the Association is executing this First Amendment to Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Holly Springs Professional Center Condominium under N.C.G.S. § 47C-2-107 for automatic reallocation of percentage of ownership interests in the common elements and allocated common expense liabilities.

NOW THEREFORE, the Association amends the Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Holly Springs Professional Center Condominium under N.C.G.S. § 47C-2-107 for automatic reallocation of percentage of ownership interests in the common elements and allocated common expense liabilities as follows:

Article III, Unit Allocated Percentage Interest in Common Areas, of the Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Holly Springs Professional Center Condominium is hereby amended to incorporate the revised table showing Unit numbers and their Allocated Interests attached hereto as Exhibit E.

Except as expressly amended herein, the Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Holly Springs Professional Center Condominium dated September 28, 2004, and recorded September 29, 2004, in Book 11036 at Page 876, Wake County Registry, North Carolina remains in effect.

IN WITNESS WHEREOF, the Association has hereunto set its hand and seal this the day and year first above written.

HOLLY SPRINGS PROFESSIONAL
CENTER ASSOCIATION, INC.

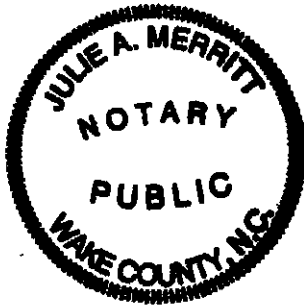
by: Belinda SuKeena
Belinda SuKeena, President

NORTH CAROLINA

WAKE COUNTY

I, Julie A. Merritt, a Notary Public for the aforesaid County and State, do hereby certify that Belinda Sukeena personally appeared before me this day and acknowledged that she is President of Holly Springs Professional Center Association, Inc., a North Carolina Non-Profit Corporation, and further acknowledged the due execution of this First Amendment to Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and Conditions for Holly Springs Professional Center Condominium on behalf of the Corporation.

Witness my hand and official seal this 3rd day of April, 2009.



Julie A. Merritt
Notary Public
Julie A. Merritt

[SEAL]

My Commission Expires: Dec. 06, 2011

Exhibit E
To Declaration Creating Unit Ownership and Establishing Restrictions, Covenants and
Conditions for Holly Springs Professional Center

Unit Allocated Percentage Interest in Common Areas

<u>Unit No.</u>	<u>Heated Square Feet</u>	<u>Unit % Interest in Common Areas</u>
Unit 100	591	3.109
Unit 101	581	3.056
Unit 102	581	3.056
Unit 103	659	3.467
Unit 104	659	3.467
Unit 105	644	3.388
Unit 106	644	3.388
Unit 107	623	3.277
Unit 108	467	2.457
Unit 109	644	3.388
Unit 110	644	3.388
Unit 111	659	3.467
Unit 112	659	3.467
Unit 113	708	3.724
Unit 114	708	3.724
Unit 115	500	2.630
Unit 200	591	3.109
Unit 201	578	3.041
Unit 202	553	2.909
Unit 203	616	3.241
Unit 204	591	3.109
Unit 205	578	3.041
Unit 206	578	3.041
Unit 207	591	3.109
Unit 208	434	2.283
Unit 209	578	3.041
Unit 210	578	3.041
Unit 211	591	3.109
Unit 212	591	3.109
Unit 213	578	3.041
Unit 214	289	1.520
Unit 215	723	3.803
<u>Total</u>	<u>19,009</u>	<u>100</u>

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

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