

Hayes
Unofficial

**SECOND AMENDMENT
DECLARATION OF INTENTION TO SUBMIT PROPERTY
TO THE PROVISIONS OF CHAPTER 47C OF
THE NORTH CAROLINA GENERAL STATUTES**

LITTLE RIVER FARM CONDOMINIUMS

THIS SECOND AMENDMENT TO DECLARATION, made this 16 day of May, 2005, by **LITTLE RIVER FARM PROPERTIES, LLC** of Moore County, North Carolina (the "Declarant"), pursuant to North Carolina Condominium Act, Chapter 47C of the General Statutes of North Carolina.

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of certain real estate situated in the County of Moore and State of North Carolina, legally described on Exhibit "A" together with all buildings and improvements now or hereafter constructed or located thereon, and all rights, privileges, easements and appurtenances belonging to or in any way pertaining to said real estate;

WHEREAS, Declarant has submitted real property to a Declaration of Condominium as filed in Book 2581, page 589, and amended in Book 2638, Page 396, Moore County, NC, Register of Deeds; and

WHEREAS, Declarant desires to exercise Development Rights as reserved in said Declaration and pursuant to NCGS Section 47-C-110, and to submit the property described on Exhibit A to the North Carolina Condominium Act; and **SEE Unit Ownership Book 14, pages 62-74.**

WHEREAS, Declarant is filing this Amendment to Declaration and plats and plans to comply with NCGS Seciton 47C-2-109

NOW, THEREFORE, Declarant, as the owner of said property, hereby declares as follows:

Submission of Property to the Act

1. **Submission.** Declarant hereby submits the Property to the Act.
2. **Name.** The Property shall be known as the Little River Farm Condominiums.

3. **Division of Property into Separately Owned Units.** Developer, pursuant to the Act, and to establish a plan of condominium ownership for the Condominium, does hereby divide the Property into Two (2) buildings each containing sixteen (16) Units and does hereby designate all such Units for separate ownership.

4. **Limited Common Elements.** There are no limited common elements.

5. **Common Elements.** The Common Elements are identified on the plats and plans.

5. **Unit Allocations.** The allocation is to each unit of a percentage of undivided interest in the Common Elements and Common Expenses. The allocation of undivided interest in the Common Elements and of the Common Expenses is according to the number of Units to the total number of all Units. Two (2) additional buildings are hereby added with thirty-two (32) additional condominium units, therefore the undivided interest has changed for the existing units to reflect the new total number of all Units. The votes in the Little River Farm Condominium Association are equally allocated to all Units.

6. **Reservation of Special Declarant Rights.** Declarant hereby reserves all Special Declarant Rights.

IN WITNESS WHEREOF, the Declarant has signed and sealed this Declaration the day and year first above written.

LITTLE RIVER FARM PROPERTIES, LLC
A North Carolina Limited Liability Company

BY: [Signature]
Member Manager

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, L.P. Hayes, a Notary Public of the County and State aforesaid, certify that Richard Smith personally came before me this day and acknowledged that he is a Member Manager of Little River Farm Properties, LLC, and that by authority duly given and as the act of the company, the annexed declaration was signed in its name.

WITNESS my hand and notarial seal, this 16 day of May, 2005.

[Signature]
Notary Public



My Commission Expires: 3-1-09

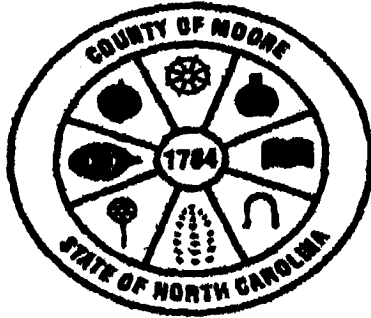
Exhibit A
Little River Condominiums

Lot 2

BEING all of that parcel of property of Little River Farm Properties, LLC, which abuts an existing parcel [Lot 1] as set out of that plat recorded in Unit Ownership Book 14, Page 34, and fronts on Hunters Ridge Lane, a future 50' Public R/W, and further described as follows:

BEGINNING at the eastern corner of Lot 1, Little River Condominiums, as shown in Unit Ownership Book 14, Page 34, a point on the edge of Hunters Ridge Lane, and proceeding thence as with the line of Lot 1, N 34 13 21 W 207.73 feet to a corner of Lot 1 at a set iron pin; thence continuing with the line of Lot 1 S 55 46 39 W 95.02 feet to a set iron pin; thence continuing with Lot 1 N 32 07 21 W 140.86 feet to a set iron pin, the northernmost corner of Lot 1; thence as a new line N 58 21 03 E 186.10 feet to a set iron pin; thence N 31 29 08 W 123.75 feet to a pin; thence N 55 46 39 E 321.17 feet to a pin; thence S 27 55 34 W 145.91 feet to a pin; thence in a line S 25 57 46 E 414.41 feet to the right of way of Hunters Ridge Lane; thence along Hunters Ridge Lane N 75 30 27 E 19.05 feet to a point; thence continuing on the right of way along a curve to the left having a radius of 325.00 feet and an arc length of 152.98 feet, being subtended by a chord of S 62 01 22 W for a distance of 151.57 feet to a set iron point; thence continuing on the right of way N 48 32 18 E 66.52 feet to the beginning; and being Lot 2 of Little River Condominiums, upon which Devanshire and Bridlewood Buildings sit.

Access to Little River Farm Boulevard, a 50 foot wide privately maintained right of way dedicated for public use, is over the parking and drive areas of Lot 1 as shown in Unit Ownership Book 14, Page 34.



JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 05/18/2005 12:17:55 PM
Book: RE 2803 Page: 131-134
Document No.: 2005009538
DECL 4 PGS \$20.00

Recorder: JULIE BROCK

State of North Carolina, County of Moore

The foregoing certificate of LU P HAYES Notary is certified to be correct, This 18TH of May 2005

JUDY D. MARTIN , REGISTER OF DEEDS

By: *Julie Brock*
Deputy/Assistant Register of Deeds

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