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FOR REGISTRATION REGISTER OF DEEDS  
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Moore County, NC  
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Book 3438 Page 528-542  
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INSTRUMENT # 2008010895

HM



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**AMENDMENT TO DECLARATION OF  
CAMDEN VILLAS AT MID SOUTH CONDOMINIUM**

Prepared by and after recording mail to:

*mail*

Ginn Law, PA  
13850 Ballantyne Corporate Place, Suite 180  
Charlotte, NC 28277

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**AMENDMENT TO THE DECLARATION OF  
CAMDEN VILLAS AT MID SOUTH CONDOMINIUM**

This is the Amendment to the Declaration of CAMDEN VILLAS AT MID SOUTH CONDOMINIUM made by CAMDEN MID SOUTH LLC, an Ohio limited liability company ("Declarant") on or as of the \_\_\_\_\_ day of \_\_\_\_\_, 2008, pursuant to the provisions of Chapter 47C of the North Carolina General Statutes, entitled the North Carolina Condominium Act ("Condominium Act").

This Amendment shall be incorporated to the DECLARATION OF CAMDEN VILLAS AT MID SOUTH CONDOMINIUM, Under Article XVIII of said Declarations, Filed for Record February 25, 2008, and Recorded in Book 3374, Pages 524 through 593, in the Office of the Register of Deeds for Moore County, North Carolina.

Under Article X to the Declarations, this amendment of these Bylaws shall be effective from the time this amendment is delivered for recording to the Recorder of the county in which the Condominium is located.

**ARTICLE I**

**THE LAND**

No changes to this Article I.

**ARTICLE II**

**NAME**

No changes to this Article II.

**ARTICLE III**

**PURPOSES: RESTRICTIONS**

No changes to this Article III.

**ARTICLE IV**

**IMPROVEMENT DESCRIPTIONS**

No changes to this Article IV.

**ARTICLE V**

**UNITS**

No changes to this Article V.

**ARTICLE VI**

**COMMON AND LIMITED COMMON ELEMENTS**

No changes to this Article VI.

**ARTICLE VII**

**UNIT OWNERS' ASSOCIATION**

No changes to this Article VII.

**ARTICLE VIII**

**AGENT FOR SERVICE**

No changes to this Article VIII.

**ARTICLE IX**

**MAINTENANCE AND REPAIR**

No changes to this Article IX.



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ARTICLE X

UTILITY SERVICES

No changes to this Article X.

ARTICLE XI

INSURANCE: LOSSES

No changes to this Article XI.

ARTICLE XII

DAMAGE: RESTORATION: REHABILITATION AND RENEWAL: TERMINATION

No changes to this Article XII.

ARTICLE XIII

CONDEMNATION

No changes to this Article XIII.

ARTICLE XIV

GRANTS AND RESERVATIONS OF RIGHTS AND EASEMENTS

No changes to this Article XIV.

ARTICLE XV

ASSESSMENTS AND ASSESSMENT LIENS: RESERVE FUNDS

No changes to this Article XV.

ARTICLE XVI

EXPANSIONS

No changes to this Article XVI.

**ARTICLE XVII**

**NOTICES TO AND VOTING RIGHTS OF LENDING INSTITUTIONS**

No changes to this Article XVII.

**ARTICLE XVIII**

**AMENDMENTS**

No changes to this Article XVIII.

**ARTICLE XIX**

**GENERAL PROVISIONS**

No changes to this Article XIX.

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EXHIBIT A  
DECLARATION OF CONDOMINIUM  
CAMDEN VILLAS AT MID SOUTH CLUB CONDOMINIUM  
LEGAL DESCRIPTION  
CONDOMINIUM PROPERTY

**PHASE 1 - CAMDEN VILLAS**

This Exhibit shall be amended with the following clerical change:

EXHIBIT A  
DECLARATION OF CONDOMINIUM  
CAMDEN VILLAS AT MID SOUTH CLUB CONDOMINIUM  
LEGAL DESCRIPTION  
CONDOMINIUM PROPERTY

**PHASE 1 AND PHASE 2 - CAMDEN VILLAS**

The legal description shall not be amended or altered.

EXHIBIT B

DECLARATION OF CONDOMINIUM

CAMDEN VILLAS AT MID SOUTH CLUB CONDOMINIUM

Plat and Plans

Exhibit B shall be amended to include The Plat of Survey for Camden Villas at Mid South Club Condominium dated June 18, 2008, prepared by Travis L. Nickens, entitled Survey of Phase Two at Camden Villas at Mid South, and the plans for the condominium prepared by Michael Evan Jones, Registered Architect, which were attached to this Amendment at the time it was filed for record are duly recorded in the Moore County Registry in O.O. 15 Pages 19-23, and are incorporated herein by reference as though fully set out herein.



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## EXHIBIT C

## DECLARATION OF CONDOMINIUM

## CAMDEN VILLAS AT MID SOUTH CLUB CONDOMINIUM

## Unit Information Sheet

Exhibit C shall be amended to include Building 1, Units 1-4, and to changes Undivided Interest from 6.25% to 5.0%, in the following manner:

Building	Declarant Working Designation	Unit Type	Undivided Interest	Par Value
1	1	A-2	5.0%	1.0
	2	C-2	5.0%	1.0
	3	C-2	5.0%	1.0
	4	C-2	5.0%	1.0
7	21	C-2	5.0%	1.0
	22	C-2	5.0%	1.0
	23	C-2	5.0%	1.0
	24	C-2	5.0%	1.0
14	39	C-2	5.0%	1.0
	40	C-2	5.0%	1.0
15	41	C-2	5.0%	1.0
	42	C-2	5.0%	1.0
16	43	Ch-3	5.0%	1.0
	44	Ch-2	5.0%	1.0
	45	V-2	5.0%	1.0
	46	Ch-2	5.0%	1.0
17	47	C-2	5.0%	1.0
	48	C-2	5.0%	1.0
	49	A-2	5.0%	1.0
	50	C-2	5.0%	1.0
			<u>100.00%</u>	



EXHIBIT D

DECLARATION OF CONDOMINIUM

CAMDEN VILLAS AT MID SOUTH CONDOMINIUM

Unit Types

No changes to this Exhibit D.

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EXHIBIT E

DECLARATION OF CONDOMINIUM

CAMDEN VILLAS AT MID SOUTH CONDOMINIUM

BYLAWS

No changes to this Exhibit E.

EXHIBIT F

DECLARATION OF CONDOMINIUM  
CAMDEN VILLAS AT MID SOUTH CONDOMINIUM

Liens, Defects and Encumbrances

Title Matters

No changes to this Exhibit F.

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EXHIBIT G

DECLARATION OF CONDOMINIUM

CAMDEN VILLAS AT MID SOUTH CONDOMINIUM

Legal Description

Additional Property

No changes to this Exhibit E.



IN WITNESS WHEREOF, the undersigned has executed this instrument  
this 1<sup>st</sup> day of July, 2008.

CAMDEN MID SOUTH LLC

By: Group 90 LLC  
ITS: Manager

Name: [Signature]  
Title: Member

STATE OF OHIO

COUNTY OF

I, Phil Higginbotham, a Notary Public for  
Franklin County and said State, do hereby certify  
that [Signature] personally appeared before me  
this day and acknowledged that he is a Member of Group 90 LLC,  
the Manager of CAMDEN MID SOUTH LLC, ("Manager"), a Ohio limited  
liability company (the "Company") and further acknowledged the  
due execution by him of this instrument in his capacity as  
Member of the Manager on behalf of and as the act and deed of  
the said Company.

Witness my hand and official stamp or seal, this the 1<sup>st</sup> day  
of July, 2008.

[Notary Seal]

[Signature]  
Notary Public

My Commission Expires:

4-21-2013



PHILIP HIGGINBOTHAM  
Notary Public, State of Ohio  
My Commission Expires April 21, 2013

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CONSENT OF MORTGAGEE

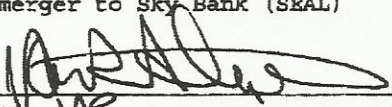
The Huntington National Bank, successor by merger to Sky Bank, being the Beneficiary under that certain Deed of Trust from \_\_\_\_\_, to Camden Mid South LLC, Trustee, recorded in Book 3243, Page 489 in the Moore County Registry, does hereby consent to the recordation of this Declaration of Camden Villas at Mid South Club Condominium ("Declaration"), and said Beneficiary does hereby consent and agree that from and after this date, the provisions of this Declaration shall be superior to the lien of said Deed of Trust on the property described therein. Said Beneficiary executes this Consent of Mortgagee solely for the purposes set forth herein. Trustee also joins in and executes this Consent as Trustee of said Deed of Trust for the said purposes hereinabove set forth.

IN WITNESS WHEREOF, the undersigned have caused this Consent to be duly executed and sealed as of the 1st day of July, 2008.

Camden Mid South LLC, Trustee  
BY: Group 90 LLC  
ITS: Manager

\_\_\_\_\_  
BY: \_\_\_\_\_  
ITS: Member

The Huntington National Bank, successor  
by merger to Sky Bank (SEAL)

By:   
ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This 1<sup>st</sup> day of July, 2008 personally came before me \_\_\_\_\_, Member of Camden Mid South LLC, Trustee, who, being by me duly sworn, acknowledged the due execution of the foregoing instrument.

Notary Public

(NOTARIAL SEAL)

My commission expires:

STATE OF OHIO  
COUNTY OF FRANKLIN

This 1st day of July, personally came before me Aaron R. Stephens, who being by me duly sworn, says that he is a Vice President of The Huntington National Bank, successor by merger to Sky Bank, and that said writing was signed and sealed by him, on behalf of said Company by its authority duly given. And the said Aaron R. Stephens acknowledged the said writing to be the act and deed of said Company.

*Danielle Picker*

Notary Public

(NOTARIAL SEAL)

My commission expires:  
\_\_\_\_\_



DANIELLE PICKER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 03-21-10