

FOR REGISTRATION REGISTER OF DEEDS

Judy D. Martin
Moore County, NC

November 03, 2009 09:01:40 AM

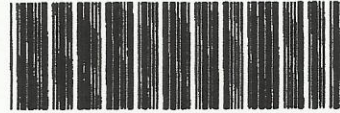
Book 3650 Page 139-143

FEE: \$26.00

INSTRUMENT # 2009016739

HM

later



INSTRUMENT # 2009016739

Prepared by and return to Robbins May & Rich LLP (SFL), 120 Applecross Road, Pinehurst, North Carolina 28374
No Title Examination Performed

Brief Description for Index: Second Amendment to Declaration of Camden Villas at Mid South Condominium

SECOND AMENDMENT TO DECLARATION OF CAMDEN VILLAS AT MID SOUTH CONDOMINIUM

THIS SECOND AMENDMENT TO DECLARATION OF CAMDEN VILLAS AT MID SOUTH CONDOMINIUM (this "Amendment") is made as of the date on which it is recorded in the Moore County Registry (the "Effective Date") by Camden Mid South LLC, an Ohio limited liability company, ("Declarant") in order to amend that certain Declaration of Camden Villas at Mid South Condominium recorded in Book 3374 at Page 524, and amended in Book 3438 at Page 528, of the Moore County Registry (the "Declaration").

WITNESSETH

WHEREAS capitalized terms used but not otherwise defined herein shall possess the meanings ascribed thereto in the Declaration unless otherwise specified herein;

WHEREAS (a) Section 1(c) of Article XVIII of the Declaration appointed Declarant as attorney-in-fact for each and every Unit owner empowered to, *inter alia*, "amend the to amend the Condominium Organizational Documents, to the extent necessary to... conform to the requirements then governing the making of a mortgage loan or the purchase, guaranty, or insurance of mortgages by an institutional lender or an institutional guarantor or insurer of a mortgage of a Unit, provided that the appropriate percentage (as described elsewhere herein) of eligible mortgagees is obtained (if required)..." (the "Power of Attorney"), (b) the Power of Attorney remains in full force and effect as of the Effective Date, and (c) the amendments hereinafter set forth are within the scope of the Power of Attorney.

WHEREAS Section 15 of Article XVI of the Declaration provides for expansion of the Condominium Property pursuant to amendment of the Declaration.

NOW, THEREFORE, Declarant hereby amends the Declaration as hereinafter set forth.

1. Notice Period. Strike "thirty (30) days" from Section 1(c) of Article XVIII of the Declaration and insert "sixty (60) days" in lieu thereof.
2. Additional Property. Declarant hereby subjects, pursuant to Section 15 of Article XVI of the Declaration, the real property designated as "Phase Three" and "Phase Four" on plat recorded in Unit Ownership Book 15, Page 34, Moore County Registry, to the Declaration.

[the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, this Amendment is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

Camden Mid South LLC

(Signature) (SEAL)
 By: Jeffrey G. Wilkins
 Its: Manager

STATE OF OHIO
 COUNTY OF FRANKLIN

I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
Jeffrey G. Wilkins	Manager, Camden Mid South LLC

- ☒ I have personal knowledge of the identity of the principal;
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
☐ A credible witness has sworn to the identity of the principal

Witness my hand and official stamp or seal on this the 11 day of August, 2009.

(Signature)
 Notary Public

Print notary name: Maryellen F. McLaughlin
 (notary name must be exactly as on notary seal)

My commission expires: 4-1-12

[affix notary seal, which must be fully legible, below]



MARYELLEN F. MCLAUGHLIN
 Notary Public
 In and for the State of Ohio
 My Commission Expires
 April 1, 2012

CONSENT OF MORTGAGEE

The Huntington National Bank, successor by merger to Sky Bank, the beneficiary of a First Lien Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement recorded in the Moore County Registry in Book 3243 at Page 489 (the "Deed of Trust"), and First American Title Insurance Company, the trustee under the Deed of Trust, hereby consent to, approve, and ratify the execution and delivery of the Amendment to Amendment to Declaration of Camden Villas at Mid South Condominium (the "Amendment") and the recordation thereof in the Moore County Registry.

[signature pages to follow]

IN WITNESS WHEREOF, this Consent of Mortgagee to Amendment is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

Bonnie Brad (SEAL)
 The Huntington National Bank (as successor by merger to Sky Bank)
 By: Bonnie Brad
 Its: Vice President

STATE OF Ohio
 COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
<u>Bonnie Brad</u> [name]	<u>Vice President</u> [title] The Huntington National Bank

- ☒ I have personal knowledge of the identity of the principal;
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
☐ A credible witness has sworn to the identity of the principal

Witness my hand and official stamp or seal on this the 8th day of September, 2009.



MICHELLE L. ROUSH
 Notary Public, State of Ohio
 My Commission Expires May 27, 2012
 Recorded in Franklin County

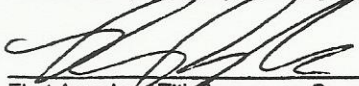
Michelle Roush
 Notary Public

Print notary name: Michelle L. Roush
 (notary name must be exactly as on notary seal)

My commission expires: 5-27-12

[affix notary seal, which must be fully legible, below]

IN WITNESS WHEREOF, this Consent of Mortgagee is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

 (SEAL)
 First American Title Insurance Company
 By: Robert Baucke
 Its: Vice President

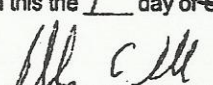
STATE OF North Carolina
 COUNTY OF Guilford

I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
<u>Robert Baucke</u> [name]	<u>Vice President</u> [title], First American Title Insurance Company

- ☒ I have personal knowledge of the identity of the principal;
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
☐ A credible witness has sworn to the identity of the principal

Witness my hand and official stamp or seal on this the 9th day of October, 2009.


 Notary Public

Print notary name: Philip C. Slaska
 (notary name must be exactly as on notary seal)

My commission expires: Apr. 10, 2013

[affix notary seal, which must be fully legible, below]

