

FOR REGISTRATION REGISTER OF DEEDS  
Judy D. Martin  
Moore County, NC  
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Book 3496 Page 10-20  
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INSTRUMENT # 2008018598



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STATE OF NORTH CAROLINA  
COUNTY OF MOORE

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

**THIS is the SECOND 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 *2nd* day of December, 2008, pursuant to the provisions of Chapter 47C of the North Carolina General Statutes, entitled the North Carolina Condominium Act ("Condominium Act").

WHEREAS, Developer has previously submitted property known as CAMDEN VILLAS AT MID SOUTH CONDOMINIUM (the "Property") to the provisions of the NC Condominium Act, Chapter 47C, North Carolina General Statutes by Declaration of Condominium recorded in Book 3374 at page 524 as amended, in the Office of the Register of Deeds of Moore County, North Carolina (hereinafter the "Declaration"); and

WHEREAS, Developer is the owner in fee simple of certain real estate situated in the Town of Southern Pines, Moore County, North Carolina, previously described in Exhibit "A" and Exhibit "G" of the Declaration 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; and

WHEREAS, the Developer pursuant to the Declaration desires to submit an additional building and associated units to the Act and to amend the Declaration to clarify certain provisions therein.

NOW, THEREFORE, Developer as the owner of Property, hereby amends the Declaration and declares as follows:

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**Submission of Building and Units**

**Submission.** Developer hereby submits the additional building and associated units to the Declaration.

**Name.** The Property and additional building and associated units shall hereafter be known as **Camden Villas at Mid South Condominium.**

**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 declare that the additional building is hereby divided into four (4) units (the "Additional Units"), and does hereby designate all such Additional Units for separate ownership, subject, however, to the provisions set out in the Declaration.

**Limited Common Elements.** As previously defined in the Declaration.

**Unit Allocations.** The amended allocations to each Unit of a percentage of undivided interest in the Common Elements, and of a percentage of the Common Expenses, are as stated on Exhibit "C". The votes in the Association are equally allocated to all Units so that each and every Unit has one vote.

**Encumbrances.** The liens, defects and encumbrances on the Property to which the rights of Unit Owners and Occupants are hereby made subject are set out on Exhibit "F" of the Declaration.

**Plat and Plans.** The Plans as required by NCGS§47C-2-109 are attached hereto as Exhibit "B" and are to be recorded in the Unit Ownership Book of Moore County, North Carolina.

**Exhibits.** Exhibits "A", "B", "C", "D", "E", "F" and "G" attached hereto are hereby made a part hereof.



IN WITNESS WHEREOF, the undersigned has executed this instrument this 2 day of December, 2008.

CAMDEN MID SOUTH LLC

By: Group 90 LLC  
Its: Manager

Name: \_\_\_\_\_  
Title: Member

STATE OF Ohio  
COUNTY OF Franklin

I, Maryellen McLaughlin, a Notary Public in and for the county and state aforesaid, certify that Jeffrey Wilkins personally came before me this day and acknowledged that he/she is a Member of Group 90 LLC, the Manager of CAMDEN MID SOUTH, LLC, a corporation, and that he/she, as Member of the Manager, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 2 day of December, 2008.



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

Maryellen F. McLaughlin  
NOTARY PUBLIC

My Commission Expires: 4-1-12

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**AMENDED  
EXHIBIT "A"**

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

Phase I no change.

Phase II:

METES AND BOUNDS DESCRIPTION OF A 0.83 ACRE PARCEL; SAID PARCEL BEING DESIGNATED AS PHASE TWO, CAMDEN VILLAS AT MIDSOUTH CLUB, McNEILL TOWNSHIP, MOORE COUNTY, SOUTHERN PINES, NORTH CAROLINA.

BEGINNING at an existing iron rod, said rod being the northwest corner of the Camden Mid South, LLC property recorded in Deed Book 3243 at page 481 and shown on a recorded map recorded in Plat Cabinet 11 at Slide 463 in the Moore County Registry; said corner also being a common corner with Mid Tal Golf, LLC's property recorded in Deed Book 2535 at page 405; running thence from the beginning as the common line of Camden Mid South, LLC and Mid Tal Golf, LLC North 77 degrees 10 minutes 07 seconds East 126.33 feet to an existing iron rod; thence North 56 degrees 41 minutes 16 seconds East 91.91 feet to a point; thence as a new phase line between Phase's Two and Three, South 30 degrees 56 minutes 56 seconds East 171.37 feet to a point in West Chelsea Court; thence leaving the street, South 56 degrees 21 minutes 33 seconds West 98.83 feet to a point; thence South 77 degrees 34 minutes 45 seconds West 114.57 feet to a point in the southwest line of the Camden Mid South, LLC property referenced above; thence as said line, North 32 degrees 25 minutes 59 seconds West 175.15 feet to the BEGINNING, containing 0.83 acre more or less and being a portion of the Camden Mid South, LLC property recorded in Deed Book 3243 at page 481 in the Moore County Registry.

Phase III:

METES AND BOUNDS DESCRIPTION OF A 0.70 ACRE PARCEL; SAID PARCEL BEING DESIGNATED AS PHASE THREE, CAMDEN VILLAS AT MIDSOUTH CLUB, McNEILL TOWNSHIP, MOORE COUNTY, SOUTHERN PINES, NORTH CAROLINA

BEGINNING at an existing iron rod, said rod being the northeast corner of the Camden Mid South, LLC property recorded in Deed Book 3243 at page 481 and shown on a recorded map recorded in Plat Cabinet 14 at Slide 509 in the Moore County Registry; beginning corner also a common corner with Mid Tal Golf, LLC's property recorded in Deed Book 2535 at page 405; running thence from the beginning as the common line of Camden Mid South, LLC and Mid Tal Golf, LLC, as a curve to the left having a radius of



295.00 feet, an arc distance of 162.94 feet, a chord distance of 160.88 feet and a chord bearing of South 26 degrees 50 minutes 34 seconds East to a point; thence as a new phase line, South 57 degrees 59 minutes 14 seconds West 197.71 feet to a point in West Chelsea Court; thence North 30 degrees 56 minutes 56 seconds West 155.51 feet to a point in the northern line of the Camden Mid South, LLC's 13.01 acre tract reference above; thence as said line North 56 degrees 41 minutes 16 seconds East 209.37 feet to the BEGINNING, containing 0.70 acre more or less and being a portion of the Camden Mid South, LLC property recorded in Deed Book 3243 at page 481 in the Moore County Registry.

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**AMENDED  
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 Condominium dated November 7, 2008 prepared by Travis L. Nickens, entitled Survey of Phase Three Camden Villas at Mid South recorded December 4, 2008 in Plat Cabinet 14, Slide 509 and the plans for the condominium prepared by Jester Jones Schifer, Registered Architect, which were attached to this Amendment at the time it was filed for record and duly recorded in the Moore County Registry in Unit Ownership Book 15 at page 26, and are incorporated herein by reference as though fully set out herein.

**AMENDED  
EXHIBIT "C"**

**DECLARATION OF CONDOMINIUM  
CAMDEN VILLAS AT MID SOUTH CLUB CONDOMINIUM**

**Unit Information Sheet**

Exhibit "C" shall be amended to include Building 19, Units 55-58, and to change the undivided interest from 6.25% to 4.166666%, in the following manner:

<u>Building</u>	<u>Declarant Working Designation</u>	<u>Unit Type</u>	<u>Undivided Interest</u>	<u>Par Value</u>
1	1	A-2	4.166%	1.0
	2	C-2	4.166%	1.0
	3	C-2	4.166%	1.0
	4	C-2	4.166%	1.0
7	21	C-2	4.166%	1.0
	22	C-2	4.166%	1.0
	23	C-2	4.166%	1.0
	24	C-2	4.166%	1.0
14	39	C-2	4.166%	1.0
	40	C-2	4.166%	1.0
15	41	C-2	4.166%	1.0
	42	C-2	4.166%	1.0
16	43	Ch-3	4.166%	1.0
	44	Ch-2	4.166%	1.0
	45	V-2	4.166%	1.0
	46	Ch-2	4.166%	1.0
17	47	C-2	4.166%	1.0
	48	C-2	4.166%	1.0
	49	A-2	4.166%	1.0
	50	C-2	4.166%	1.0
19	55	C-2	4.166%	1.0
	56	C-2	4.166%	1.0
	57	C-2	4.166%	1.0
	58	C-2	4.166%	1.0
			<u>100.00%</u>	



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**EXHIBIT "D"**

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

**Unit Types**

No changes to this Exhibit.



**EXHIBIT "E"**

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

**ByLaws**

No changes to this Exhibit.

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**EXHIBIT "F"**

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

**Liens, Defects and Encumbrances  
Title Matters**

No changes to this Exhibit.



**EXHIBIT "G"**

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

Legal Description  
Additional Property

No changes to this Exhibit.