

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
August 05, 2014 01:56:18 PM
Book 4384 Page 97-102
FEE: \$26.00
INSTRUMENT # 2014009258

HM



INSTRUMENT # 2014009258

Prepared by and return to Robbins May & Rich LLP (SFL), 120 Applecross Road, Pinehurst, North Carolina 28374

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

ADDITIONAL INDEXING INSTRUCTIONS

Please index this instrument, in the grantee and grantor indices, under the names of the record owners of the real property affected thereby and set forth on Exhibit A attached hereto.

NINTH AMENDMENT TO DECLARATION OF CAMDEN VILLAS AT MID SOUTH CONDOMINIUM

THIS NINTH 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 Villas at Mid South Unit Owners Association, Inc., 101 West Chelsea Court, Southern Pines, North Carolina 28387, in order to amend that certain Declaration of Camden Villas at Mid South Condominium recorded in Book 3374, Page 524, Moore County Registry, as amended, (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 the Association is charged with, inter alia, the preservation of property values within the Condominium and the wellbeing of Unit owners and occupants;

WHEREAS Section 3 of Article XVI of the Declaration allows a majority of the Unit Owners to extend the period during which Declarant is permitted to expand the Condominium Property;

WHEREAS the expansion of the Condominium Property provides economies of scale to the Association and the benefits thereof accrue to the Unit Owners;

WHEREAS this Amendment was, without limitation upon the provisions of Section 1(c) of Article XVIII of the Declaration, duly adopted pursuant to the requirements set forth therefor in Articles XVII and XVIII of the Declaration.

NOW, THEREFORE, Owners hereby amend the Declaration as hereinafter set forth.

I. EXPANSION OF CONDOMINIUM PROPERTY

1. Extension. The Unit Owners hereby extend the period during which the Declarant is permitted to expand the Condominium Property through and until February 25, 2022.

II. OTHER

1. Procedural Compliance. Edward Foster and Jeffrey G. Wilkins, in their official capacities as, respectively, president and secretary-treasurer of Camden Villas at Mid South Unit Association, Inc., hereby join in the execution of this Amendment for the sole purpose of certification that this Amendment was duly adopted pursuant to Section 2 of Article XVIII of the Declaration.
2. References. All references in the Declaration to "this Declaration" shall be deemed to refer to the Declaration as amended hereby.
3. No Other Changes. Except as explicitly amended by this Amendment, all of the terms and conditions of the Declaration shall remain in full force and effect.
4. Severability. Invalidation of any one or more of these provisions by judgment or court order shall in no way affect any other provisions, which provisions shall remain in full force and effect. In the event any language of this Amendment conflicts with mandatory provisions of Chapter 47C of the North Carolina General Statutes, the North Carolina Condominium Act, the requirements of the latter shall prevail and the conflicting language shall be deemed to be invalid and void, provided that such invalidity shall in no way affect any other provision of this Amendment, which provisions remain in full force and effect.
5. Conflict. This Amendment shall, in the event of a conflict between this Amendment and the Declaration, control.

[the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, this Amendment is executed (a), if by an individual, by hereunto setting his or her hand under seal by adoption of the word "SEAL" appearing next to his or her signature, (b), if by a corporation, by the duly authorized officer, director or shareholder of the corporation on its behalf under seal, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the signature of the officer, director or shareholder, (c), if by a partnership, by the duly authorized partner of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the partner or (d), if by a limited liability company, by the duly authorized member or manager on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the member or manager, on the day and year first above written.

Camden Mid South LLC

(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

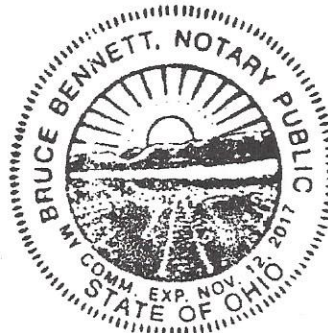
Witness my hand and official stamp or seal on this the 15 day of July, 2014.

Bruce Bennett
Notary Public

Print notary name: Bruce Bennett
(notary name must be exactly as on notary seal)

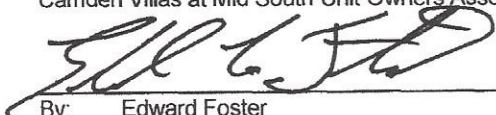
My commission expires: 11-12-2017

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



IN WITNESS WHEREOF, this Amendment is executed (a), if by an individual, by hereunto setting his or her hand under seal by adoption of the word "SEAL" appearing next to his or her signature, (b), if by a corporation, by the duly authorized officer, director or shareholder of the corporation on its behalf under seal, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the signature of the officer, director or shareholder, (c), if by a partnership, by the duly authorized partner of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the partner or (d), if by a limited liability company, by the duly authorized member or manager on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the member or manager, on the day and year first above written.

Camden Villas at Mid South Unit Owners Association, Inc.

 (SEAL)
By: Edward Foster
Its: President

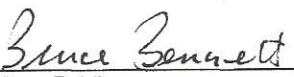
STATE OF OHIO
COUNTY OF FRANKLIN

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
Edward Foster	President, Camden Villas at Mid South Unit Owners Association, Inc.

- ☒ 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

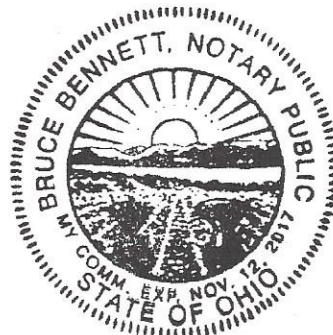
Witness my hand and official stamp or seal on this the 15 day of July, 2014.


Notary Public

Print notary name: BRUCE BENNETT
(notary name must be exactly as on notary seal)

My commission expires: 11-12-2017

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



IN WITNESS WHEREOF, this Amendment is executed (a), if by an individual, by hereunto setting his or her hand under seal by adoption of the word "SEAL" appearing next to his or her signature, (b), if by a corporation, by the duly authorized officer, director or shareholder of the corporation on its behalf under seal, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the signature of the officer, director or shareholder, (c), if by a partnership, by the duly authorized partner of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the partner or (d), if by a limited liability company, by the duly authorized member or manager on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the member or manager, on the day and year first above written.

Camden Villas at Mid South Unit Owners Association, Inc.

By: [Signature] (SEAL)
Its: Jeffrey G. Wilkins
Secretary-Treasurer

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	Secretary-Treasurer, Camden Villas at Mid South Unit Owners Association, Inc.

- ☒ 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 15 day of July, 2014.

[Signature: Bruce Bennett]
Notary Public

Print notary name: BRUCE BENNETT
(notary name must be exactly as on notary seal)

My commission expires: 11-12-2017

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

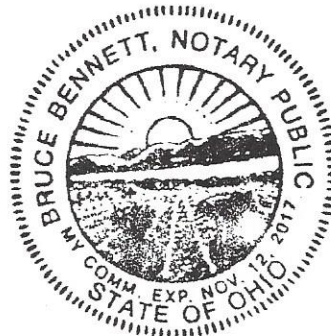


Exhibit A

Allen, Wilma J., Trustee, Allen Family Revocable Trust dated June 16, 1999
Amato, Roberta J.
Baker, Dorothy A., Trustee, Dorothy A. Baker Trust under Agreement dated October 7, 1992
Baker, JoAnn M.
Coley, Donald K. and wife, Revonda P. Coley
Dell, Marie Elaine, Trustee, Delle Trust established September 11, 2007
Eimers, Cynthia B., Trustee, Robert C. Eimers and Cynthia B. Eimers Revocable Trust under Declaration of Trust dated September 15, 2011
Ellison, Tom Tyler and wife, Gwen S. Ellison
Fitch, James E.
Frohock, John T. and Barbara M. Frohock, Trustees, Barbara Frohock Trust dated April 13, 2004
Frohock, John T. and Barbara M. Frohock, Trustees, John Frohock Trust dated April 13, 2004
Hart, Larry E. and wife, Carol L. Hart
Haxton, James Arthur
Hill, Joseph T. and wife, Barbara Joyce Hill
Jones, Comer F. Sr., and wife, Jane M. Jones
Leupold, Thomas C. and Treva E. Leupold, Trustees, Thomas C. & Treva E. Leupold Revocable Trust dated July 9, 1998
Linder, Susan J.
Lipka, Joseph V. and wife, Monica V. Lipka
Malach, John A. and wife, Carol W. Malach
Matheny, Glenn S.
Menendez, Steven J.
McCool, Barbara D.
Orlich, Jason B.
Pingree, William Lewis and wife, Lucy Cumming Pingree
Popson, Gary J. and wife, Charlene D. Popson
Powell, Ronald L. and wife, Rebecca S. Powell
Provost, Jean Paul and wife, Claudette H. Provost
Ramos, Lucy A.
Roberts, William C. and wife, Lucy R. Roberts
Ross, Stephen H. and wife, Jacqueline W. Ross
Sayers, Maynard H. and wife, Sharon F. Sayers
Slade, Michael J. and wife, Valerie Slade
Stromberg, Marcia D.
Sullivan, Sheila P.
Talmadge, John D. and wife, Beth A. Talmadge
Quadrule Services, Inc.
Thomas, George E. and wife, Mary Elizabeth Thomas
Todd, Leonard D. and wife, Margaret F. Todd
Grula, Richard and Natalie Wells
Byron Lee Young and Linda Jane Young, Trustees, Linda Jane Young Trust dated June 3, 1998
