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CUMBERLAND COUNTY NC  
J. LEE WARREN, JR.  
REGISTER OF DEEDS

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Prepared By and Return To:  
Holden Reaves, Esq.  
Reaves Law, PLLC  
P.O. Box 53187  
Fayetteville, NC 28305

**SECOND AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
PARK VIEW TOWNHOMES**

[Annexation of Building 2 Townhome Lots]

**THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PARK VIEW TOWNHOMES** (this "Amendment") is made by **PARKVIEW OF FAYETTEVILLE, LLC**, a North Carolina limited liability company (the "Declarant").

**WITNESSETH:**

WHEREAS, the Declarant executed and caused to be recorded that certain Declaration of Covenants, Conditions, and Easements for Park View Townhomes recorded in Book 9405, Page 525, as amended by First Amendment recorded in Book 9408, Page 588, Cumberland County, NC Registry (together, the "Declaration"), which encumbered and created a plan of residential townhome development for certain real property located in downtown Fayetteville, Cumberland County, North Carolina, as more particularly described therein (the "Park View Townhome Development");

WHEREAS, Section 9.1(e) of the Declaration provides that Declarant may unilaterally annex additional property into the Park View Townhome Development;

WHEREAS, the Declarant has caused to be recorded a plat entitled "Building Pad Plat of Parkview Phase 1 – Building 2", said plat having been duly recorded in Plat Book

137, Page 153, aforesaid Registry (the "Plat"), which creates the following new townhome lots: Lots 7, 8, 9, 10, 11, 12, 13, and 14 (together, the "New Lots");

WHEREAS, Declarant desires to annex all of the New Lots into the Park View Townhome Development and subject same to the terms of the Declaration; and

WHEREAS, Declarant hereby amends the Declaration, as follows:

NOW, THEREFORE, pursuant to its rights set forth in Section 9.1€ and as may be contained elsewhere within the Declaration; and in consideration of the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. The above recitals are hereby incorporated herein by reference;
2. The New Lots are hereby annexed into the Park View Townhome Development; and the New Lots shall be subject to all restrictions and obligations set forth in the Declaration, and shall also benefit from all easements and other rights set forth therein;
3. The Declarant hereby reserves the right to alter the boundaries of the New Lots as shown on the Plat. As such, for Lot conveyance purposes, the title examiner is advised to consult more recent plats of record, if any, to obtain accurate Lot descriptions;
4. The Declarant by its execution hereof, hereby ratifies, affirms and approves the Declaration, as amended hereby. All capitalized terms used herein, if not expressly defined herein, shall have the same meanings attributed to them, as such terms are defined in the Declaration.

**[The Remainder of This Page Intentionally Left Blank;  
Signature Page attached hereto]**

IN WITNESS WHEREOF, the undersigned party has executed this Amendment as of the date set forth in the below notary acknowledgment.

DECLARANT:

PARKVIEW OF FAYETTEVILLE, LLC

By: \_\_\_\_\_ (SEAL)

D. Ralph Huff III  
Manager

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Ralph Huff III, as Manager of Parkview of Fayetteville, LLC, a North Carolina limited liability company.

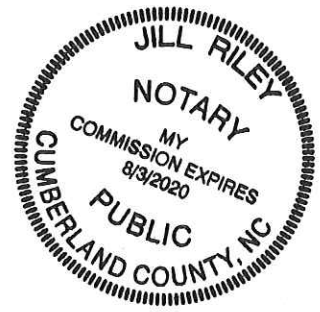
Date: 26 May 2016

Official Signature of Notary: Jill Riley

Notary's Printed Name: Jill Riley

My commission expires: 8-3-2020

[Affix Notary Seal or Stamp]



(N.P. SEAL)