

BOOK 5226
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BK6062 pg 883

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GEORGE E. TATUM
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

Prepared By and Return To:
L. Holden Reaves, Attorney at Law
2914 Skye Drive
Fayetteville, NC 28303

**EIGHTH AMENDMENT TO DECLARATION
OF HUFF BUILT OFFICE CONDOMINIUMS**

WHEREAS, Breezewood Associates, LLC, a North Carolina limited liability company, H&H Investments, Inc., a North Carolina corporation, Ralph Huff Family Limited Partnership, a North Carolina limited partnership, and Breezewood Six, LLC, a North Carolina limited liability company, as Declarants and Co-Declarants (collectively, "Declarants") under the terms of that certain Declaration of Condominium of Huff Built Condominiums, recorded in Book 5226, Page 281, Cumberland County Registry, as subsequently amended by first amendment recorded in Book 5615, Page 344 and re-recorded in Book 5720, Page 773; second amendment recorded in Book 5615, Page 341 and re-recorded in Book 5720, Page 802; third amendment recorded in Book 5720, Page 812; fourth amendment recorded in Book 5835, Page 541; fifth amendment recorded in Book 5907, Page 161; sixth amendment recorded in Book 5961, Page 642 and seventh amendment recorded in Book 5981, Page 629, aforesaid Registry (as amended, the "Declaration"), desire to amend the Declaration to add additional real estate pursuant to Section 4.1 thereof.

NOW, THEREFORE, the Declarants do hereby amend the Declaration as follows:

1. The additional real property, together with improvements known and described as "Huff Built Office Condominiums, Phase Eight" shall be and are hereby subjected to the terms of the Declaration. Phase Eight consists of approximately 0.537 acres located in Cross Creek Township, Cumberland County, North Carolina, together with a two-story condominium building located thereon, as more specifically described in Exhibit A attached hereto and incorporated herein by reference.
2. The condominium plat or plan for Phase Eight prepared in accordance with N.C.G.S. 47C-2-109 that describes the condominium units, common areas and limited common areas is described in Exhibit B attached hereto and incorporated herein by reference.

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3. Exhibit "C" to the Declaration, entitled "Percentage Interest of Common Area, Common Expenses and Votes" is amended to incorporate Phase Eight by substituting in its place the new Exhibit C attached hereto and incorporated herein by reference.
4. Except as specifically amended, all terms and provisions of the Declaration shall remain in full force and effect.

[The Remainder of This Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned have caused this Eighth Amendment to Declaration to be executed by the appropriate members, partners and/or officers as of this 7th day of April, 2003.

BREEZEWOOD ASSOCIATES, LLC

By: D. Ralph Huff
D. Ralph Huff, Member/ Manager

By: W. Lyndo Tippet
W. Lyndo Tippet, Member/ Manager

By: Harold D. Tyndall
Harold D. Tyndall, Member/ Manager

H&H INVESTMENTS, INC.

By: D. Ralph Huff
D. Ralph Huff, President

RALPH HUFF FAMILY LIMITED PARTNERSHIP

By: D. Ralph Huff
D. Ralph Huff, General Partner

BREEZEWOOD SIX, LLC

By: D. Ralph Huff
D. Ralph Huff, Member/ Manager

By: Thomas Bradford
Thomas Bradford, Member/ Manager

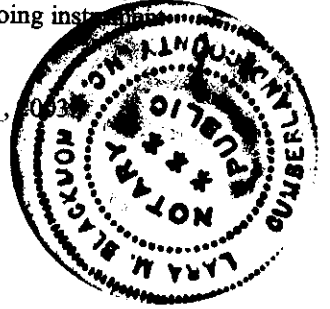
By: Harold D. Tyndall
Harold D. Tyndall, Member/ Manager

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Laram Black, a Notary Public, do hereby certify that **D. Ralph Huff**, as a member/ manager of **Breezewood Associates, LLC**, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a member/ manager of said limited liability company and that by authority duly given, and as the act of the limited liability company, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 7 day of April, 2008.
Laram Black
Notary Public



My Commission Expires:

9-29-07

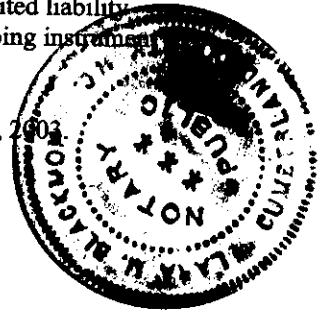
[Affix Notarial Seal]

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Laram Black, a Notary Public, do hereby certify that **W. Lyndo Tippet**, as a member/ manager of **Breezewood Associates, LLC**, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a member/ manager of said limited liability company and that by authority duly given, and as the act of the limited liability company, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 7 day of April, 2008.
Laram Black
Notary Public



My Commission Expires:

9-29-07

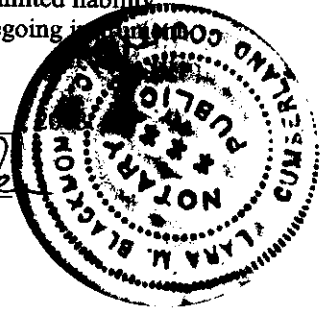
[Affix Notarial Seal]

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Laram Black, a Notary Public, do hereby certify that **Harold D. Tyndall**, as a member/ manager of **Breezewood Associates, LLC**, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a member/ manager of said limited liability company and that by authority duly given, and as the act of the limited liability company, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 7 day of April, 2008.
Laram Black
Notary Public



My Commission Expires:

9-29-07

[Affix Notarial Seal]

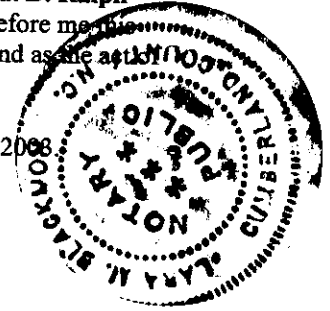
STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Laram Black, a Notary Public, do hereby certify that D. Ralph Huff, as President of H&H Investments, Inc., a North Carolina corporation, personally appeared before me this day and acknowledged that he is the President of said corporation and that by authority duly given, and as the act of the corporation, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 7 day of April, 2008

Laram Black
Notary Public



My Commission Expires:

9-29-07

[Affix Notarial Seal]

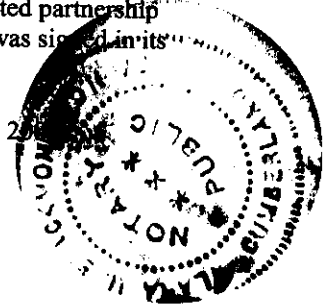
STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Laram Black, a Notary Public, do hereby certify that D. Ralph Huff, as General Partner of Ralph Huff Family Limited Partnership, a North Carolina limited partnership, personally appeared before me this day and acknowledged that he is the General Partner of said limited partnership and that by authority duly given, and as the act of the limited partnership, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 7 day of April, 2008

Laram Black
Notary Public



My Commission Expires:

9-29-07

[Affix Notarial Seal]

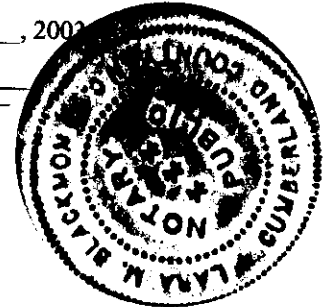
STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Laram Black, a Notary Public, do hereby certify that D. Ralph Huff, as a member/ manager of Breezewood Six, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a member/ manager of said limited liability company and that by authority duly given, and as the act of the limited liability company, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 7 day of April, 2008

Laram Black
Notary Public



My Commission Expires:

9-29-07

[Affix Notarial Seal]

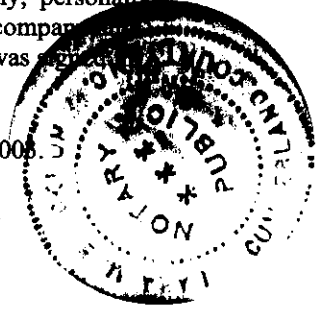
STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Laura M. Blackmon, a Notary Public, do hereby certify that **Thomas Bradford**, as a member/ manager of **Breezewood Six, LLC**, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a member/ manager of said limited liability company that by authority duly given, and as the act of the limited liability company, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 7 day of April, 2008.

Laura M. Blackmon
Notary Public



My Commission Expires:
9-29-07
[Affix Notarial Seal]

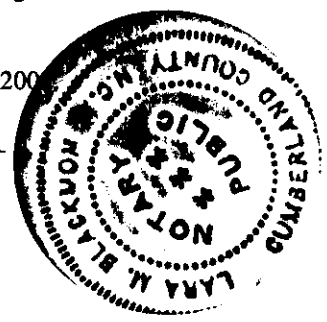
STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Laura M. Blackmon, a Notary Public, do hereby certify that **Harold D. Tyndall**, as a member/ manager of **Breezewood Associates, LLC**, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a member/ manager of said limited liability company and that by authority duly given, and as the act of the limited liability company, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 7 day of April, 2008.

Laura M. Blackmon
Notary Public



My Commission Expires:
9-29-07
[Affix Notarial Seal]

The foregoing Certificate(s) of Laura M. Blackmon

are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
By George E. Tatum REGISTER OF DEEDS FOR CUMBERLAND COUNTY,
Bonnie R. Costa Deputy/Assistant - Register of Deeds

EXHIBIT A**Tract 1**

BEGINNING at an existing iron in the southern right-of-way of Breezewood Avenue (40 foot right-of-way), said iron being the northwest corner of Lot 2A of a subdivision of Lot 2 Huff Built Office Condominiums as recorded in Plat Book 103, Page 75, Cumberland County, North Carolina Registry, and running with the western line of said Lot 2A South 08 degrees 15 minutes 00 seconds East, 202.31 feet to an existing iron in the northern right-of-way of the A&R Railroad (80 foot right-of-way); thence running with said railroad right-of-way North 78 degrees 24 minutes 40 seconds West, 69.12 feet to a point; thence leaving said railroad and running North 08 degrees 15 minutes 00 seconds West, 178.87 feet to an existing iron in the aforementioned right-of-way of Breezewood Avenue; thence with said right-of-way of Breezewood Avenue North 81 degrees 45 minutes 00 seconds East, 65.04 feet to the beginning, and containing 0.28 acres, more or less. (For reference see Deed Book 3956, Page 526. NOTE: Previous deeds may refer to the right-of-way for A&R Railroad as 70 feet wide which is incorrect. This description reflects the corrected right-of-way as 80 feet).

Tract 2

BEGINNING at an existing iron in the southern right-of-way of Breezewood Avenue (40 foot right-of-way), said iron being the northeast corner of Lot 1 as shown on a recombination plat Future Phases Huff Built Office Condominiums as recorded in Condo Book 5, Page 146, Cumberland County, North Carolina Registry, and running with said right-of-way of Breezewood North 81 degrees 45 minutes 00 seconds East, 65.98 feet to an existing iron; thence leaving said right-of-way and running South 08 degrees 15 minutes 00 seconds East, 178.87 feet to an existing iron in the northern right-of-way of the A&R Railroad (80 foot right-of-way); thence running with said right-of-way of A&R Railroad, North 78 degrees 25 minutes 40 seconds West, 70.13 feet to an existing concrete monument at the southeast corner of the aforementioned Lot 1; thence with the eastern line of Lot 1, North 08 degrees 15 minutes 00 seconds West, 155.09 feet to the beginning, and containing 0.25 acres, more or less. (For reference see Deed Book 3305, Page 066. NOTE: Previous deeds may refer to the right-of-way for A&R Railroad as 70 feet, which is incorrect. This description reflects the corrected right-of-way as 80 feet).

Tract 1 and Tract 2 are more particularly described on the condominium plat referenced in Exhibit B attached hereto.

EXHIBIT B

The condominium plat or plan recorded in Condominium Plat Book 6, Page 67 through 69, Cumberland County Registry, is incorporated herein by reference.

EXHIBIT C**Percentage Interest in Common Area, Common Expenses and Votes in
Huff Built Office Condominiums****PHASE ONE – Cain Road**

| <u>Unit No. *</u> | <u>Fair Market Value</u> | <u>Percent Interest</u> |
|---------------------------|--------------------------|-------------------------|
| 100 | \$145,700 | 2.22 |
| 101 | \$35,300 | 0.54 |
| 102 | \$52,500 | 0.80 |
| 103 | \$35,700 | 0.54 |
| 200 | \$77,800 | 1.19 |
| Reserved for Future Units | \$200,300** | 3.06 |

PHASE TWO – Pamelee Drive

| <u>Unit No. *</u> | <u>Fair Market Value</u> | <u>Percent Interest</u> |
|-------------------|--------------------------|-------------------------|
| 100 | \$344,500 | 5.26 |
| 200 | \$344,500 | 5.26 |

PHASE FOUR – Ramsey Street

| <u>Unit No. *</u> | <u>Fair Market Value</u> | <u>Percent Interest</u> |
|-------------------|--------------------------|-------------------------|
| 100 | \$293,000 | 4.47 |
| 101 | \$177,680 | 2.71 |
| 102 | \$117,600 | 1.80 |
| 103 | \$71,200 | 1.08 |
| 200 | \$457,270 | 7.00 |
| 201 | \$209,650 | 3.16 |

PHASE FIVE – 2939 Breezewood Ave.

| <u>Unit No.*</u> | <u>Fair Market Value</u> | <u>Percent Interest</u> |
|------------------|--------------------------|-------------------------|
| 100 | \$285,200 | 4.35 |
| 101 | \$262,300 | 4.00 |
| 102 | \$76,500 | 1.16 |
| 200 | \$340,900 | 5.20 |
| 201 | \$340,900 | 5.20 |

PHASE SIX – 2931 Breezewood Ave.

| <u>Unit No.*</u> | <u>Fair Market Value</u> | <u>Percent Interest</u> |
|------------------|--------------------------|-------------------------|
| 100 | \$164,210 | 2.50 |
| 101 | \$170,060 | 2.60 |
| 102 | \$124,440 | 1.90 |
| 103 | \$92,960 | 1.42 |
| 104 | \$146,520 | 2.24 |
| 105 | \$49,160 | 0.75 |
| 200 | \$404,900 | 6.30 |
| 201 | \$88,950 | 1.40 |
| 202 | \$141,500 | 2.16 |
| 203 | \$134,200 | 2.05 |

PHASE EIGHT – 2935 Breezewood Ave.

| <u>Unit No.*</u> | <u>Fair Market Value</u> | <u>Percent Interest</u> |
|------------------|--------------------------|-------------------------|
| 100 | \$149,800 | 2.29 |
| 101 | \$149,800 | 2.29 |
| 102 | \$149,800 | 2.29 |
| 103 | \$126,200 | 1.93 |
| 200 | \$575,000 | 8.88 |

*The Units are sometimes referred to as Suites and the terms "Units" and "Suites" have synonymous meanings for purposes of this Declaration and this Condominium.

**Declarant reserves the right to adjust and allocate the fair market value of any Unit as constructed consistent with the terms of the Declaration and applicable law.