

BK 5981 PG 629

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2-4-2003 AM 8:48:13
GEORGE E. TATUM
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

Prepared By and Return To:
L. Holden Reaves
Smith, Dickey, Smith, Hasty & Dempster, P.A.
P.O. Box 58209
Fayetteville, NC 28305

**SEVENTH 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 and sixth amendment recorded in Book 5961, Page 642, aforesaid Registry (as amended, the "Declaration");

WHEREAS, the Declarants desire to amend the Declaration to add additional real estate pursuant to Section 4.1 thereof, such additional real estate to be known as Phase Two;

WHEREAS, Breezewood Six, LLC (the "Phase Six Owner") is the owner of all existing suites of Huff Built Office Condominiums, Phase Six, as described in the Declaration (see third amendment) and as shown on the condominium plat or plan recorded in Condominium Plat Book 6, Pages 10 through 12, aforesaid Registry (the "Phase Six Condominium Plan");

WHEREAS, the Phase Six Owner desires to subdivide certain existing suites and to reconfigure certain boundary lines between existing suites in Phase Six;

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WHEREAS, the Phase Six Owner has requested that the Declarants and all required parties consent to these matters and amend the Declaration to reflect same.

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 Two" shall be and are hereby subjected to the terms of the Declaration. Phase Two consists of approximately 0.483 acres, more or less, located in Cross Creek Township, Cumberland County, North Carolina, together with a two-story office 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 Two 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.
3. The Phase Six Condominium Plan is revised to subdivide certain existing suites and to reconfigure certain boundary lines between the existing suites. The revised condominium plat or plan prepared in accordance with N.C.G.S. 47C-2-109 that describes the new suites, new dimensions of the suites, common areas and limited common areas is described on Exhibit C attached hereto and incorporated herein by reference. Maintenance of common areas and limited common areas shall be controlled by the terms of the Declaration.
4. Exhibit "C" to the Declaration, entitled "Percentage Interest of Common Area, Common Expenses and Votes" is amended by substituting in its place the new Exhibit D attached hereto and incorporated herein by reference.
5. With respect to the reconfiguration and subdivision of suites in Phase Six, Huff Built Office Condominium Owners Association, Inc. and First South Bank (as sole mortgagee of the units) join in the execution of this Seventh Amendment for the sole and limited purpose of expressing their respective consent to this amendment in accordance with Article XV of the Declaration. It is acknowledged that the Phase Six Owner owns all the units in Phase Six.
6. Except as specifically amended, all terms and provisions of the Declaration shall remain in full force and effect.

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IN WITNESS WHEREOF, the undersigned have caused this Seventh Amendment to Declaration to be executed by the appropriate members, partners and/or officers as of this 23 day of January, 2003.

BREEZEWOOD ASSOCIATES, LLC

By: [Signature]
D. Ralph Huff, Member/Manager

By: [Signature]
W. Lyndon Tippett, Member/Manager

By: [Signature]
Harold D. Tyndall, Member/Manager

H&H INVESTMENTS, INC.

By: [Signature]
D. Ralph Huff, President

RALPH HUFF FAMILY LIMITED PARTNERSHIP

By: [Signature]
D. Ralph Huff, General Partner

BREEZEWOOD SIX, LLC

By: [Signature]
D. Ralph Huff, Member/Manager

By: [Signature]
Thomas Bradford, Member/Manager

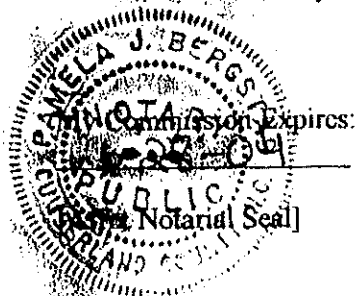
By: [Signature]
Harold D. Tyndall, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, Pamela J. Bergstad 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/manger 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 22 day of January, 2003.

Pamela J. Bergstad
Notary Public

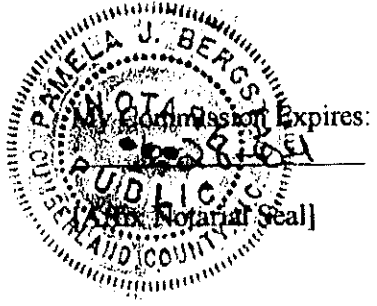


STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, Pamela J. Bergstad a Notary Public, do hereby certify that **W. Lyndo Tippett**, 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 22 day of January, 2003.

Pamela J. Bergstad
Notary Public



STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Emily M. Wilkins 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/manger 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 13 day of January, 2008.

Emily M. Wilkins
Notary Public



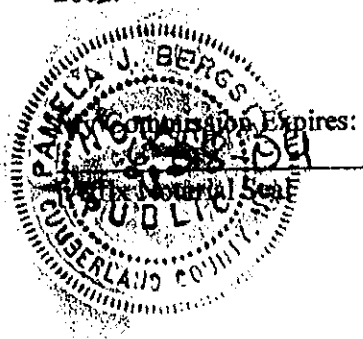
STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Pamela J. Bergstad, a Notary Public of said County and State, do hereby certify that **D. Ralph Huff** personally appeared before me this day and acknowledged that he is the President of H&H Investments, Inc., a North Carolina corporation, and that by authority duly given, and as the act of said corporation, said person executed the foregoing instrument on behalf of said corporation.

WITNESS my hand and official seal or stamp, this the 22 day of January, 2008.

Pamela J. Bergstad
Notary Public



BK 5981 PG 634

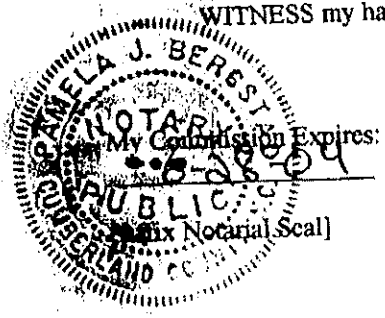
STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Pamela J. Bergstad a Notary Public of said County and State, do hereby certify that D. Ralph Huff personally appeared before me this day and acknowledged that he is the general partner of Ralph Huff Family Limited Partnership, a North Carolina limited partnership, and that by authority duly given, and as the act of said limited partnership, the foregoing instrument was signed in its name by said person.

WITNESS my hand and official seal or stamp, this the 22 day of January, 2003

Pamela J. Bergstad
Notary Public



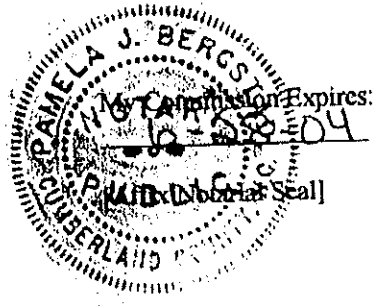
STATE OF NORTH CAROLINA

COUNTY OF Cumberland

I, Pamela J. Bergstad Notary Public, do hereby certify that D. Ralph Huff, as a member/manager of Brezewood Six, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a member/manger 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 22 day of January, 2003

Pamela J. Bergstad
Notary Public

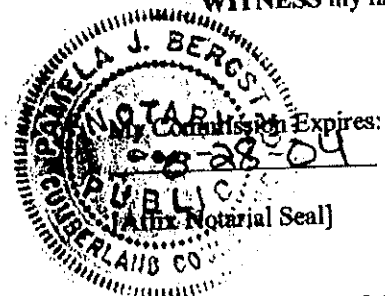


STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, Pamela J. Bergstad 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/manger 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 22 day of January, 2003.

Pamela J. Bergstad
Notary Public

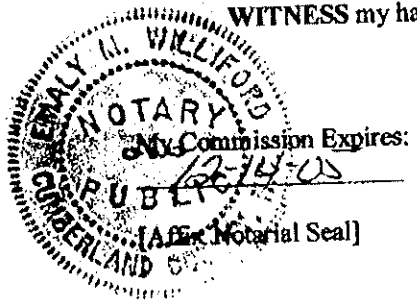


STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, Emaly M. Williford Notary Public, do hereby certify that **Harold D. Tyndal** 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/manger 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 13 day of January, 2003.

Emaly M. Williford
Notary Public



UNIT MORTGAGEES:

FIRST SOUTH BANK

By: Thurman Smith
Vice President

(All Units - Bank has Lien on Entire Breezewood 6 Building)

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, Laram Blackman, a Notary Public, do hereby certify that Thurman Smith as Vice President of **FIRST SOUTH BANK**, personally appeared before me this day and acknowledged that he is Vice President of said bank and that by authority duly given, and as the act of the bank, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 15 day of January, 2003.

Laram Blackman
Notary Public

My Commission Expires:
9-12-07



CONDOMINIUM ASSOCIATION:

HUFF BUILT OFFICE CONDOMINIUM OWNERS ASSOCIATION, INC.

By: [Signature]
President

STATE OF NORTH CAROLINA

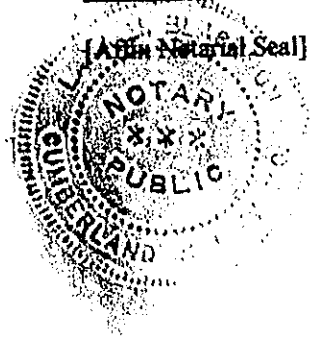
COUNTY OF Cumberland

I, Larambla, a Notary Public, do hereby certify that William Rittle, as President of **Huff Built Office Condominium Owners Association, Inc.**, a North Carolina corporation, personally appeared before me this day and acknowledged that he is President of said bank and that by authority duly given, and as the act of the bank, the foregoing instrument was signed in its name by such person.

WITNESS my hand and official seal or stamp, this the 15 day of January, 2003.

[Signature]
Notary Public

My Commission Expires:
9-29-07



The foregoing Certificate(s) of Emaly M. Williford, Lara, M. Blackmon

is/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 [Signature] **GEORGE E. TATUM** REGISTER OF DEEDS FOR CUMBERLAND COUNTY, Deputy/Assistant Register of Deeds

EXHIBIT A

Beginning at a point South 79 degrees 09 minutes 50 seconds West, 137.66 feet from an existing iron in the western right-of-way of Cain Road (80 feet right-of-way), said iron being the northeastern corner of Lot 20 of the McArthur Subdivision as recorded in Plat Book 18, Page 77, Cumberland County Registry, and running with a portion of the northern line of Lot 20 South 79 degrees 09 minutes 50 seconds, 45.84 feet to an existing iron at the rear corner of said Lot 20;

Thence with the northern line of Lot 17 of the McArthur property redivision as recorded in Plat Book 22, Page 26, Cumberland County, North Carolina Registry, North 70 degrees 27 minutes 40 seconds West, 58.70 feet to an existing iron;

Thence with the eastern line of the Mount Olive Cemetary North 01 degrees 10 minutes 13 seconds West, 156.44 feet to an existing iron in the southern right-of-way of U.S. 401 By-Pass (Pamalee Drive, 100 feet right-of-way);

Thence with said southern right-of-way North 72 degrees 59 minutes 45 seconds East, 165.46 feet to an existing iron;

Thence a new line South 08 degrees 27 minutes 10 seconds West, 78.63 feet to a point;

Thence South 72 degrees 59 minutes 45 seconds West, 68.71 feet to a point;

Thence South 10 degrees 50 minutes 10 seconds East, 120.08 feet to the beginning.

Containing 0.483 acres more or less. And being subject to any and all easements of record.

EXHIBIT B

(Phase Two Condominium Plan)

The condominium plan recorded in Condominium Plat Book 6, Pages 58 through 60, Cumberland County Registry, is incorporated herein by reference.

EXHIBIT C

(Phase Six Condominium Plan)

The condominium plan recorded in Condominium Plat Book 60, Pages 61 through 62, Cumberland County Registry, is incorporated herein by reference.

EXHIBIT D

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	2.71
101	\$35,300	0.66
102	\$52,500	0.98
103	\$35,700	0.66
200	\$77,800	1.45
Reserved for Future Units	\$190,300**	3.54

PHASE TWO – Pamelee Drive

<u>Unit No.*</u>	<u>Fair Market Value</u>	<u>Percent Interest</u>
100	\$344,500	6.41
200	\$344,500	6.41

PHASE FOUR – Ramsey Street

<u>Unit No.*</u>	<u>Fair Market Value</u>	<u>Percent Interest</u>
100	\$293,000	5.45
101	\$177,680	3.31
102	\$117,600	2.19
103	\$71,200	1.32
200	\$457,270	8.54
201	\$209,650	3.85

PHASE FIVE – 2939 Breezewood Ave.

<u>Unit No.*</u>	<u>Fair Market Value</u>	<u>Percent Interest</u>
100	\$285,200	5.31
101	\$262,300	4.88
102	\$76,500	1.42
200	\$340,900	6.34
201	\$340,900	6.34

PHASE SIX – Breezewood 6, 2931 Breezewood Ave.

<u>Unit No.*</u>	<u>Fair Market Value</u>	<u>Percent Interest</u>
100	\$164,210	3.05
101	\$170,060	3.16
102	\$124,440	2.32
103	\$92,960	1.73
104	\$146,520	2.73
105	\$49,160	0.91
200	\$404,910	7.54
201	\$ 88,950	1.66
202	\$141,500	2.63
203	\$134,200	2.50

*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 this Declaration and applicable law.