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J. LEE WARREN JR.  
REGISTER OF DEEDS  
CUMBERLAND CO., N.C.

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

**FIRST AMENDMENT TO DECLARATION  
FOR WOODLAND VILLAGE VILLAS CONDOMINIUMS**

**THIS FIRST AMENDMENT TO DECLARATION FOR WOODLAND VILLAGE VILLAS CONDOMINIUMS** (this "Amendment") is made and entered into as of the date set forth in the below notary acknowledgment by **ELMWOOD PARTNERS, LLC**, a North Carolina limited liability company (the "Declarant").

**WITNESSETH:**

WHEREAS, the Declarant previously executed that certain Declaration of Condominium for Woodland Village Villas Condominiums recorded in Book 7626, Page 596, Cumberland County Registry (as amended, the "Declaration");

WHEREAS, the Declaration subjected the property, more particularly described therein (the "Property"), to condominium ownership under the provisions of Chapter 47C of the General Statutes of North Carolina;

WHEREAS, the Declarant desires to execute this Amendment to memorialize for purposes of the public record a recently enacted "rule and regulation" of the Association.

NOW, THEREFORE, pursuant to its rights under Article IA, as well as pursuant to authority found elsewhere within the Declaration, and for and in consideration of the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby amends the Declaration and/or states as follows:

1. The Declarant hereby memorializes the following "rule and regulation" of the Condominium for purposes of the public record, said rule and regulation having

been adopted by the Association pursuant to its rights under Article X of the Declaration:

“In order to provide for community safety, to provide protection for residents, children and families, and to provide for the stability of home values in Woodland Village Villas, it is hereby declared that no Unit shall be leased to, occupied by, or listed (in any law enforcement or public records) as the registered and/or domicile address of, a convicted, registered sex offender listed in any State or Federal sex offender registry. This rule shall be enforceable by any Unit Owner and/or the Association. A fine of the greater of \$100.00 per day or the maximum amount as permitted by the North Carolina Condominium Act (N.C.Gen. Stat. 47C et seq) shall be imposed against a Unit Owner violating this rule and regulation. Any such fine shall be considered an additional assessment, shall be secured by a lien against the Unit in violation, and shall be subject to any and all rights and remedies of the Association as set forth in Article XXIV of the Declaration. Any costs and/or legal expenses associated with the enforcement of this rule and regulation shall be paid by the Unit Owner who violates this provision. In addition, the Association shall have the authority to suspend all condominium privileges and services of the violating Unit Owner until the violation or any related monetary delinquency is cured. So as to afford sufficient due process and an opportunity to be heard for any Unit Owner alleged to be in violation of this rule and regulation, the procedures as set forth in N.C. Gen. Stat. 47C-3-107.1 (or, if revised, then any other pertinent future provision of the North Carolina Condominium Act) shall be followed before any fine is imposed or any condominium privileges or services are suspended for a violation hereof. There is no obligation on the part of the Declarant to enforce this rule and regulation against any Unit Owner.”

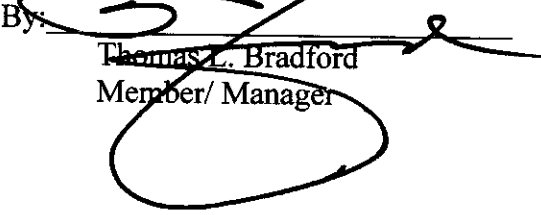
2. Except as specifically amended herein, the Declaration remains unchanged and in full force and effect and the Declarant by its execution hereof, hereby ratifies, affirms and approves the Declaration, as specifically amended hereby. All capitalized terms that are not specifically defined herein shall have the meanings attributed to them in the Declaration.

**[The Remainder of This Page Intentionally Left Blank]**

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

DECLARANT:

~~ELMWOOD PARTNERS, LLC~~

By:   
Thomas L. Bradford  
Member/ 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: Thomas L. Bradford as Member/ Manager of Elmwood Partners, LLC, a North Carolina limited liability company.

Date: 3/25/08

Official Signature of Notary: Kay S. Owens

Notary's Printed Name: Kay S. Owens

My commission expires: 3/21/12

[Affix Notary Seal or Stamp]

