

UK 09659 PG 0205

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS
FILED Jun 01, 2015
AT 04:09:00 pm
BOOK 09659
START PAGE 0205
END PAGE 0209
INSTRUMENT # 16062
RECORDING \$26.00
EXCISE TAX (None)
RA

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

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR THE MANOR AT PARK VIEW**

**THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR THE MANOR AT PARK VIEW** (this "Amendment") is made and entered into as
of the date set forth in the below notary acknowledgment by **Parkview of Fayetteville,
LLC**, a North Carolina limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant previously executed that certain Declaration of
Condominium for The Manor at Park View which was recorded in Book 9577, Page 626,
Cumberland County, NC Registry (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 still owns all of the condominium Units in The Manor
at Park View, with the first sale not having yet occurred;

WHEREAS, the Declarant desires to execute this Amendment to annex four (4)
additional Garage Units into the condominium scheme; and

WHEREAS, the Declarant also desires to further amend the Declaration, as all set
forth below;

NOW, THEREFORE, pursuant to its rights set forth in Article XXV, Section A

and Article XXVIII, Section C(h) of the Declaration, as well as pursuant to authority as may be contained 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 as follows:

1. The Declarant hereby submits the property and all improvements located thereon, as described in Exhibit A attached hereto and incorporated herein by reference, to condominium ownership under the provisions of Chapter 47C of the General Statutes of North Carolina, with the improvements located thereon to be known as "Garage Building 220-A" of The Manor at Park View;
2. The as-built drawing for Garage Building 220-A, which is one-story garage building that contains four (4) Garage Units, are referenced on Exhibit B attached hereto and incorporated herein by reference. The Garage Units located in Garage Building 220-A shall be Limited Common Elements, but subject to the Special Declarant Right reserved in Article XXVIII, Section C(l) which allows conveyance to a buyer who does not own a Condominium Unit, but who owns or leases a residence in the residential development adjacent to the Condominium;
3. Article XI, Section D is hereby amended by adding the following new paragraph thereto:

"Notwithstanding anything to the contrary herein, it is noted that a recreational vehicle or camper that does not exceed twenty-four feet (24') in length shall not be considered a Special Vehicle (but rather shall be considered an operative vehicle), and may be parked in the Condominium development in a location designated by the Association."
4. 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:

Parkview of Fayetteville, LLC

By: [Signature]
D. Ralph Huff III, Manager

STATE OF NORTH CAROLINA

COUNTY OF Harnett

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.

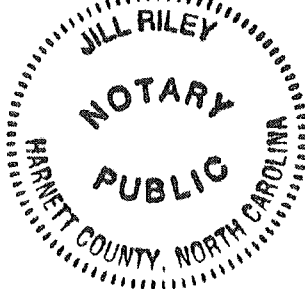
Date: 27 May 2015

Official Signature of Notary: [Signature]

Notary's Printed Name: Jill Riley

My commission expires: 3 August 2015

[Affix Notary Seal or Stamp]



(N.P. SEAL)

EXHIBIT A

BEING all of the area described as "GARAGE BANKS – 1250.0 SQ FT", as shown on that certain plat entitled "Condominium Plat of The Manor at Park View", said plat having been duly recorded in Condominium Plat Book 8, Page 194, Cumberland County, NC Registry.


It is noted that the Declarant hereby waives its (previously reserved) right to withdraw the above-described land from the Condominium.

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EXHIBIT B

(As-Built Drawings – Garage Building 220-A)

That certain as-built drawing entitled “Park View Garage Building 220-A”, said drawing having been recorded in Condominium Book 41, Page 7, Cumberland County, NC Registry.



ANDREW K. PRINETTE, AIA
1920 E. BRIDGE ROAD
NORTH CAROLINA 27513
TEL (919) 880-8007
FAX (919) 880-8007

PARK VIEW
GARAGE BUILDING 220-A
301 BRIDGE BOULEVARD
FAYETTEVILLE, NORTH CAROLINA

NO.	DATE	DESCRIPTION
1	10/1/00	PRELIMINARY
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ROOM PLAN
ELECTRICAL RISER

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