

BK10205 PGO365

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS
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END PAGE 0369
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EXCISE TAX (None)
LC

Prepared By and Return To:
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P.O. Box 53187
Fayetteville, NC 28305

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

**THIS SECOND 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,
as amended by First Amendment recorded in Book 9659, Page 205, Cumberland County,
NC Registry (together, 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, pursuant to rights reserved in the Declaration, the Declarant desires
to annex five (5) additional Garage Units into the condominium scheme; and

WHEREAS, the Declarant hereby amends the Declaration as hereinafter set forth.

NOW, THEREFORE, pursuant to its rights set forth in 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-B" of The Manor at Park View;
2. The as-built drawing for Garage Building 220-B, which is one-story garage building that contains five (5) Garage Units, are referenced on Exhibit B attached hereto and incorporated herein by reference. The Garage Units located in Garage Building 220-B shall be Limited Common Elements, but subject to the Special Declarant Right reserved in Article XXVIII, Section C(1) 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. 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 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: 11/16/17
Official Signature of Notary: [Signature]

Notary's Printed Name: Leonard H. Reaves

My commission expires: My Commission Expires August 25, 2019

[Affix Notary Seal or Stamp]

(N.P. SEAL)

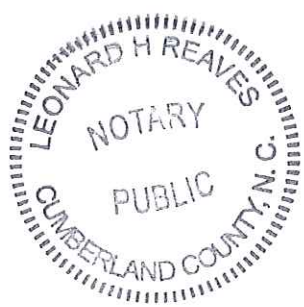


EXHIBIT A

BEING all of the area described as "GARAGE BANKS – 1562.5 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.

EXHIBIT B

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

That certain as-built drawing entitled “Park View Garage Building 220-B”, said drawing having been recorded in Condominium Book 9, Page 41, Cumberland County, NC Registry.