

STATE OF NORTH CAROLINA

COUNTY of CARTERET

**AMENDMENT TO
DECLARATION OF UNIT OWNERSHIP
CHAPTER 47C, NORTH CAROLINA GENERAL STATUTES
CEDARWOOD VILMGE CONDOMINIUMS
PHASE VI**

THIS AMENDMENT TO DECLARATION OF UNIT OWNERSHIP is made and entered into by CWV DEVELOPMENT CORPORATION, a North Carolina corporation (hereinafter "Declarant"), this the 27th day of February, 1990.

BACKGROUND STATEMENT

Declarant has previously submitted to Chapter 47C, North Carolina General Statutes, Phases I, II, III, IV and V of Cedarwood Village Condominiums by Declaration of Unit Ownership recorded in Book UO-72, Page 364, Carteret Count), Registry (hereinafter "Declaration"), and amendments thereto recorded in Book UO-75, Page 468; Book UO-78, Page 395; Book UO-80, Page 221; and Book UO-82, Page 350. Declarant now desires to submit to Chapter 47C, and to the terms of the Declaration, Phase VI of said project.

NOW, THEREFORE, Declarant hereby declares that all of Phase VI of the development area (Phase VI described in Exhibit A, attached hereto), is submitted to the provisions of Chapter 47C, North Carolina General Statutes, and shall be held, transferred, sold, conveyed, occupied and used subject to the easements, restrictions, covenants and conditions contained in the aforesaid Declaration, as amended hereby, which shall run with the Phase VI area and be binding upon, and inure to the benefit of all parties having any right, title or interest in that Phase VI area or any part thereof, their heirs, successors and assigns. Declarant further declares said Phase VI area to be a condominium to be known, together with Phases I, II, III, IV, and V, as Cedarwood Village Condominium.

ARTICLE I

Identification and Description of Units

There is in Phase VI, one (1) building containing five (5) separate condominium units as shoran on the plat and plans attached as Exhibits B and C, hereto. The building is constructed generally as follows:

- Foundation and ground level to first living floor: masonry and masonry block;
- First floor level up: wood frame with built up wooden trusses or joists;

- Walls within units are conventional wood stud with drywall surfaces. Walls separating units are of double stud construction with air space and sound insulation barrier;
- Floors are 5/8 inch tongue and groove plywood, finished with carpet, vinyl tile or quarry tile;
- Exterior siding is wood or wood byproducts;
- Decks are of fir or rot resistant lumber or masonry;
- Roofs are plywood, surfaced with fiberglass shingles.

The specifications are identical to specifications for Phase I, which are attached to the Declaration as Exhibit D, thereto, and said Exhibit D to the Declaration is hereby incorporated by reference.

The units themselves, and the boundaries and floor plans thereof are as shown on the plans attached as Exhibit C, hereto and as detailed by North Carolina General Statutes Section 47C-2-102. The unit designations are as shown on the above referred to plat and plans.

ARTICLE II

Ownership of Condominium Units and Appurtenant Interest in Common Elements

The terms of Article II of the Declaration shall apply to Phase VI as well as to Phases I, II, III, IV and V, except that, pursuant to the terms of said Declaration, and pursuant to North Carolina General Statutes Section 47C-2-107, the percentage of interest in the common elements (and, thus, the per unit percentage of common expenses and of voting power) for all units in all phases of the condominium shall be as detailed in Exhibit D, attached hereto and incorporated by reference.

ARTICLE III

Declaration Applies to Phases I, II, III, IV, V and VI

Except as modified or amended hereby the aforesaid Declaration shall apply to the entire Cedarwood Village Condominium, Phases I, II, III, IV, V, and VI.

IN WITNESS WHEREOF, CWV Development Corporation has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CWV DEVELOPMENT CORPORATION

EXHIBIT A TO AMENDMENT TO DECLARATION

CEDARWOOD VILLAGE CONDOMINIUMS

PHASE VI

Description of Phase VI

Being that property-, consisting of 0.74 acres, and designated as "Building 700" on that plat recorded in Map Book 10Q , Page 37, Carteret County Registry. Included herewith is ten (10) foot wide utility easement located just north of Brandywine Boulevard north right of way line, and approximately parallel thereto, running from Phase IV (Building 400) to Phase VI (Building 700) as shown on said plat.

EXHIBIT B TO AMENDMENT TO DECLARATION

CEDARWOOD VILLAGE CONDOMINIUM

PHASE VI

The plat showing Phase VI is recorded in Map Book 10Q , at Page 37, Carteret County Registry, as sheet 1 of 4, and same is hereby incorporated by reference.

The improvements shown on the plats for Phases I, II, III, IV, V and VI **MUST BE BUILT**, and, in fact, have been built. The improvements shown for the balance of the project, as shown on the plat and plans recorded for Phase I (see sheet 7 of 7 as recorded in Map Book ION, Page 153) **NEED NOT BE BUILT**.

EXHIBIT C TO AMENDMENT TO DECLARATION

CEDARWOOD VILLAGE CONDOMINIUMS

PHASE VI

The plans of Phase VI are recorded in Map Book 10Q, at Page 38, et seq Carteret County Registry, and same are hereby incorporated by reference.

EXHIBIT D TO AMENDMENT TO DECLARATION

CEDARWOOD VILLAGE CONDOMINIUM

PHASE VI

New Percentage of Common Ownership Phases 1, II, III, IV, V and VI

	UNIT NO.	TYPE UNIT	PERCENTAGE OF COMMON INTEREST
PHASE I:	1301	A	3.293
	1302	B	2.946
	1303	C	3.466
	1304	C	3.466
	1305	B	2.946
	1306	A	3.293
PHASE II:	101	A	3.293
	102	B	2.946
	103	C	3.466
	104	C	3.466
	105	B	2.946
	106	A	3.293
PHASE III:	201	A	3.293
	202	D	3.120
	203	D	3.120
	204	A	3.293
PHASE IV:	401	A	3.293
	402	B	2.946
	403	C	3.466
	404	C	3.466
	405	B	2.946
	406	A	3.293
PHASE V:	301	A	3.293
	302	D	3.120
	303	D	3.120
	304	A	3.293
PHASE VI:	701	A	3.293
	702	B	2.946
	703	C	3.466
	704	D	3.120
	705	A	3.293
		TOTAL	100.000%