

FOR REGISTRATION J. DAVID GRANBERRY
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2009 OCT 07 01:47:21 PM
BK:25135 PG:418-424 FEE:\$29.00

INSTRUMENT # 2009140507



2009140507

**Register, please index all names in Grantor and Grantee Index*

Drawn By and Mail To:
Susan K. Irvin
P.O. Box 2376
Davidson, North Carolina 28036

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

FIRST AMENDMENT TO DECLARATION
OF STEELECROFT VILLAGE CONDOMINIUM

THIS FIRST AMENDMENT TO DECLARATION (the "First Amendment") is made and executed this 5th day of October, 2009, by STEELECROFT OFFICE, LLC, a North Carolina limited liability company, hereinafter called the "Declarant," for itself, its successors, grantees, and assigns and STEELECROFT VILLAGE CONDOMINIUM ASSOCIATION, INC., pursuant to the provisions of the North Carolina Condominium Act ("The Act"), Chapter 47C, North Carolina General Statutes.

WITNESSETH:

WHEREAS, the Declarant created the Steelescrot Village Condominium by Declaration dated March 13, 2008, and filed for record in Book 23498 at Page 390 in the Mecklenburg County Public Registry (herein called the "Declaration"); and

WHEREAS, the legal description in Exhibit A to the Declaration referenced a plat recorded in Book 49, Page 287, Mecklenburg County Public Registry and the parties desire that Exhibit A reference the plat recorded in Book 49, Page 911, Mecklenburg County Public Registry; and

WHEREAS, the parties desire to amend the Declaration to allow the operation of a dance studio and related office support functions as a permitted use; and

WHEREAS, the Steelescroft Village Condominium Association, Inc. approves of the First Amendment and joins in this First Amendment to indicate its consent; and

WHEREAS, Goodman and Lochary Real Estate Partnership purchased Unit A of Steelescroft Village Condominium and approves of the First Amendment and joins in this First Amendment to indicate its consent.

NOW, THEREFORE, the Declarant, the Association, and Goodman and Lochary Real Estate Partnership do hereby publish and declare and agree as follows:

1. Exhibit A which is attached hereto and incorporated herein for all purposes, shall replace the Exhibit A attached to the Declaration; and
2. Section 4.3(a) of Article IV of the Declaration shall be amended to include the operation of a dance studio and related office support functions as a permitted use.

IN WITNESS WHEREOF, the Declarant, the Association and Goodman and Lochary Real Estate Partnership have caused this First Amendment to be signed and sealed by their duly authorized officers, as their act and deed, the day and year first above written.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

STEELECROFT OFFICE, LLC, a North Carolina limited liability company

By: Merrifield/Steelecroft, LLC, Manager

By: Merrifield Partners, LLC, its Manager

By: James E. Merrifield
James E. Merrifield, Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Betty J. Burkhart a Notary Public of the County and State aforesaid, certify that James E. Merrifield personally came before me this day and acknowledged that he is Manager of Merrifield Partners, LLC, a North Carolina limited liability company, Manager of Merrifield/Steelecroft, LLC, Manager of STEELECROFT OFFICE, LLC, and that by authority duly given and as the act of said limited liability company, as Manager of Merrifield Partners, LLC, Manager of Merrifield/Steelecroft, LLC, Manager of STEELECROFT OFFICE, LLC, executed the foregoing instrument on behalf of such limited liability company, by authority duly given.

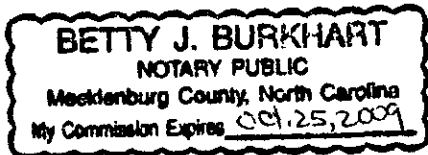
I certify that James E. Merrifield personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

October 2, 2009

Betty J. Burkhart

(Official Signature of Notary)

Notary's printed name: Betty J. Burkhart



STAMP/SEAL

Notary Public My Commission Expires October 25, 2009
My commission expires: _____

STEELECROFT VILLAGE
CONDOMINIUM ASSOCIATION,
INC., a North Carolina non-profit
corporation

By: James E. Merrifield

Name: James E. Merrifield
Title: President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Betty J. Burkhardt a Notary Public of the County and State aforesaid,
certify that James E. Merrifield personally came before me this day and
acknowledged that he is President of Steelescrot Village Condominium Association,
Inc. and that he, as President, being authorized to do so, executed the foregoing
instrument on behalf of the corporation.

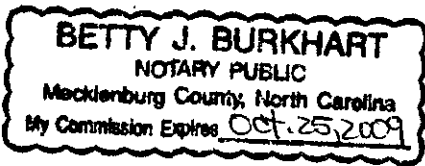
I certify that the following person personally appeared before me this day,
acknowledging to me that he or she voluntarily signed the foregoing document for the
purpose stated therein and in the capacity indicated: President

October 2, 2009

Betty J. Burkhardt

(Official Signature of Notary)

Notary's printed name: Betty J. Burkhardt



STAMP/SEAL

Notary Public My Commission Expires October 25, 2009
My commission expires: _____

GOODMAN AND LOCHARY
REAL ESTATE PARTNERSHIP, a
North Carolina general partnership

By: [Signature]
Name: Scott Goodman
Title: President

STATE OF NORTH CAROLINA
Lincoln
COUNTY OF

I, John Norman OBrien II a Notary Public of the County and State aforesaid, certify that Scott David Goodman personally came before me this day and acknowledged that he is president of Goodman and Lochary Real Estate Partnership, a North Carolina general partnership, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the general partnership.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: [Signature] president

10-5-, 2009

Corporate Seal



STAMP/SEAL

906 10/5/09

John Norman OBrien II
(Official Signature of Notary)

Notary's printed name: John Norman OBrien II

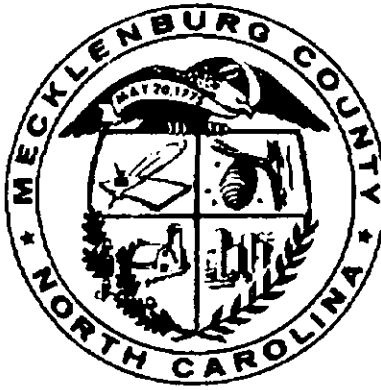
Notary Public My Commission Expires December 28, 2012
My commission expires: 12-26-12

My Commission Expires December 28, 2012

JOHN NORMAN OBRIEN, II
NOTARY PUBLIC
Lincoln County
North Carolina

EXHIBIT A

Being all of that certain tract of land situated in Mecklenburg County, North Carolina and identified as Lot 1 on plat entitled "Steelecroft Village, Map 2" and recorded in Book 49, Page 911, Mecklenburg County Public Registry.



J. DAVID GRANBERRY
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 10/07/2009 01:47:21 PM
Book: RE 25135 Page: 418-424
Document No.: 2009140507
DEC/U 7 PGS \$29.00
Recorder: DALY WHEELER



2009140507