

FILED
UNION COUNTY
CRYSTAL CRUMP
REGISTER OF DEEDS

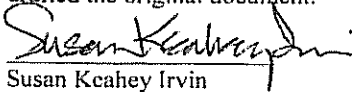
FILED Dec 27, 2007
AT 02:00 pm
BOOK 04772
START PAGE 0203
END PAGE 0208
INSTRUMENT # 55347
EXCISE TAX (None)
SWC

FIRST AMENDMENT
TO
DECLARATION OF
AUSTIN VILLAGE CONDOMINIUM I

(Book 04734, Page 322, Union County Public Registry)

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

This document is being re-recorded pursuant to N.C.G.S. 47-36.1 for the purpose of including a signature page that was omitted at recording. The undersigned is the attorney who drafted the original document.


Susan Keahey Irvin

FILED
UNION COUNTY
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED Nov 13, 2007
AT 10:34 am
BOOK 04734
START PAGE 0322
END PAGE 0326
INSTRUMENT # 49325
EXCISE TAX (None)
JT

**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 UNION

FIRST AMENDMENT TO DECLARATION
OF AUSTIN VILLAGE
CONDOMINIUM I

THIS FIRST AMENDMENT TO DECLARATION (the "First Amendment") is made and executed this 13th day of Nov., 2007, by AUSTIN VILLAGE, LLC, a North Carolina limited liability company, hereinafter called the "Declarant," for itself, its successors, grantees, and assigns and AUSTIN VILLAGE CONDOMINIUM I 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 Austin Village Condominium I by Declaration dated May 7, 2006, and filed for record in Book 4155 at Page 531 in the Union County Public Registry (herein called the "Declaration"); and

WHEREAS, the Articles of Incorporation of the Austin Village Condominium I Association, Inc. (the "Association") were filed with the Secretary of State of North Carolina on April 28, 2006; and

WHEREAS, the Declaration provides in Article II, Section 2.4 thereof that a Unit described therein may be altered in accordance with Section 47C-2.113 of the Act and Article II, Section 2.9, thereof reserves certain rights to the Declarant, including the right to convert or subdivide a Unit and otherwise generally provides authority for the actions taken herein; and

WHEREAS, Declarant desires to subdivide Unit B, as shown on the map entitled "Austin Village Condominium I" recorded in Plat Cabinet C-1, File 151 and 152 in the Office of the Register of Deeds for Union County, North Carolina (the "Map") into Units B and C, as shown on the map entitled "Condominium Plat Showing Austin Village Condominium I Units B & C" recorded in Plat Cabinet C-1, File 169 and 170 in the Office of the Register of Deeds for Union County, North Carolina (the "Revised Map"); and

WHEREAS, the Map incorrectly failed to label the lower level of the Condominium Building; and

WHEREAS, the Association approves of the First Amendment and joins in this First Amendment to indicate its consent.

NOW, THEREFORE, the Declarant and the Association do hereby publish and declare and agree as follows:

Condominium Unit B as shown on the Map is hereby subdivided as shown on the Revised Map and the lower level of the Condominium is labeled as Unit D on the Revised Map. Exhibit B, which is attached hereto and incorporated herein for all purposes, shall replace the Exhibit B attached to the Declaration.

IN WITNESS WHEREOF, the Declarant and the Association 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]

AUSTIN VILLAGE, LLC, a North Carolina limited liability company

By: Crosland Austin Village, LLC, a North Carolina Limited Liability Company, its Manager

By: Crosland, LLC, a North Carolina limited liability company, its Manager

By: James E Memfield
James E Memfield, Vice President

STATE OF NORTH CAROLINA

COUNTY OF UNION

I, Valarie Faulkenbury a Notary Public of the County and State aforesaid, certify that James E Memfield personally came before me this day and acknowledged that he is Vice President of Crosland, LLC, a North Carolina limited liability company ("Crosland"), Manager of Crosland Austin Village, LLC, a North Carolina limited liability company (the "Limited Liability Company"), Manager of Austin Village, LLC, a North Carolina limited liability company (the "Company"), and that he, as Vice President, being authorized to do so, executed the foregoing instrument on behalf of Crosland, as Manager of the Limited Liability Company, acting as Manager of the Company.

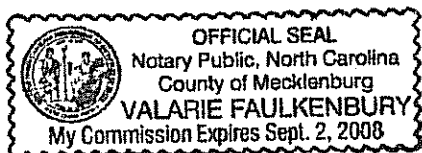
I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James E Memfield.

November 9, 2007

Valarie Faulkenbury
(Official Signature of Notary)

Notary's printed name: Valarie Faulkenbury

Notary Public
My commission expires: 09-02-2008



STAMP/SEAL

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

By: *James E. Memphis*
Name: James E. Memphis
Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Frances M. Ciotti a Notary Public of the County and State aforesaid, certify that James E. Memphis personally came before me this day and acknowledged that he is Vice Pres of Austin Village Condominium I Association, Inc. and that he, as Vice Pres, 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: _____.

~~December~~
November 21, 2007

Frances M. Ciotti
(Official Signature of Notary)

Notary's printed name: Frances M. Ciotti

Notary Public

My commission expires: July 23, 2010

STAMP/SEAL

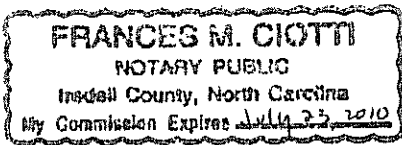


Exhibit B

<u>Unit</u>	<u>Percentage Interest</u>	<u>Square Footage</u>
Unit A =	20.9%	2,551
Unit B =	10.9%	1,340
Unit C =	16.7%	2,032
Unit D =	51.5%	6,301