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 CABARRUS COUNTY NC
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Drawn by and mail after recording to:
 Alexander Ricks PLLC (MJH)
 4601 Park Road, Suite 580, Charlotte, NC 28209

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
 FOR HARRISBURG TOWN CENTER BUILDING II CONDOMINIUM**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HARRISBURG TOWN CENTER BUILDING II CONDOMINIUM (this "Amendment") is made as of the 4th day of August, 2017 (the "Effective Date"), by and between **HTC DEVELOPMENT, INC.**, a North Carolina corporation ("Declarant"), and **HARRISBURG TOWN CENTER BUILDING II CONDOMINIUM ASSOCIATION, INC.**, a North Carolina non-profit corporation (referred to as "Association").

RECITALS:

WHEREAS, Declarant, by recordation of that certain Declaration of Condominium for Harrisburg Town Center Building II Condominium recorded in Book 6582, Page 229 of the Cabarrus County Registry, as amended by that certain First Amendment to Declaration of Condominium for Harrisburg Town Center Building II Condominium recorded in Book 12227, Page 291 of the Cabarrus County Registry (as amended, the "Declaration"), established the condominium known as Harrisburg Town Center Building II Condominium (the "Condominium"), which Condominium is shown on the plats and plans of the Condominium recorded in Condominium Book 2, Map 34, Pages 1-5 of the Cabarrus County Registry (the "Condominium Plats").

WHEREAS, the Declarant currently owns fee simple title to Unit Number 202 of the Condominium, as defined in the Declaration and shown on the Condominium Plats ("Unit 202"), which Unit 202 contained approximately 10,630 square feet prior to the Subdivision (defined herein).

26/7.

WHEREAS, the Association is charged with the operation and maintenance of the Condominium pursuant to the Declaration and the North Carolina Condominium Act, N.C.G.S. § 47C-1-101 *et seq.* (the “Act”).

WHEREAS, the Declarant applied to the Association to subdivide Unit 202 (the “Subdivision”) in accordance with Section 47C-2-113 of the Act and Section 4.5 of the Declaration to create a new Unit Number 211 containing approximately 918 square feet (“Unit 211”, and, together with Unit 202, collectively referred to herein as the “Units”). The Subdivision is shown on the plat plans attached hereto as Exhibit A and incorporated herein by this reference (the “Subdivision Plats”).

WHEREAS, the Association has approved the Subdivision, as well as the reallocation of the allocated interests of the Common Elements and Common Expenses between the Units, as set forth below.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The Recitals above are hereby incorporated into this Amendment. Capitalized terms used but not defined herein shall have the meanings given them in the Declaration.
2. Unit 202 is hereby subdivided as shown on the Subdivision Plats. As a result of the Subdivision, Unit 211 has been created, and the reallocation of the shares of the Common Elements and Common Expenses applicable to such Units, as set forth in Exhibit B of the Declaration, is hereby amended as follows:

Unit Number	Square Feet	Allocated Interest of Whole
202	9,712	38.43%
211	918	3.63%

3. Declarant and Association hereby certify that the Subdivision has been accomplished in compliance with the Act and Section 4.5 of the Declaration.


4. Except as specifically amended herein, the remaining provisions of the Declaration shall continue in full force and effect. If there is any conflict between this Amendment and the Declaration, this Amendment shall control. Except where the context otherwise requires, all references in this Amendment to the Declaration shall be deemed to include the provisions of this Amendment. The terms and provisions of this Amendment shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors, heirs and assigns, if any. This Amendment may be executed in counterparts and/or with counterpart signature pages, all of which together shall constitute a single agreement. Electronic facsimiles of signatures shall be acceptable and binding upon the parties hereto.

[SIGNATURES APPEAR ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the Declarant and Association have caused this Amendment to be executed and delivered as of the day and year first above written.

DECLARANT:

HTC DEVELOPMENT, INC.,
a North Carolina corporation

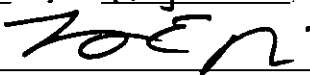
By: 
Mark Swartz, Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

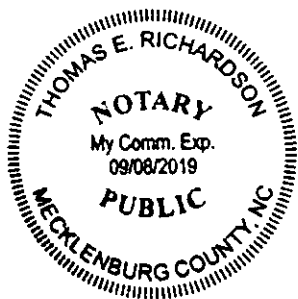
I, the undersigned, a Notary Public of the County and the State aforesaid, certify that Mark Swartz, personally appeared before me this day and acknowledged that he is the Vice President of HTC Development, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, he executed the foregoing instrument.

Witness my hand and official seal, this the 4th day of August, 2017.


Notary Public

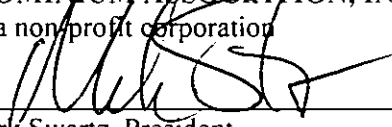
Thomas E. Richardson
Print Name

My commission expires: 9/8/2019



ASSOCIATION:

HARRISBURG TOWN CENTER BUILDING II
CONDOMINIUM ASSOCIATION, INC., a North
Carolina non-profit corporation

By: 
Mark Swartz, President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public of the County and the State aforesaid, certify that Mark Swartz, personally appeared before me this day and acknowledged that he is the President of Harrisburg Town Center Building II Condominium Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, he executed the foregoing instrument.

Witness my hand and official seal, this the 4th day of August, 2017.



Notary Public

Thomas E. Richardson

Print Name

My commission expires: 9/8/2019



Exhibit A
Subdivision Plats

[see attached]

"THIS MAP MAY NOT BE A CERTIFIED SURVEY and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats."

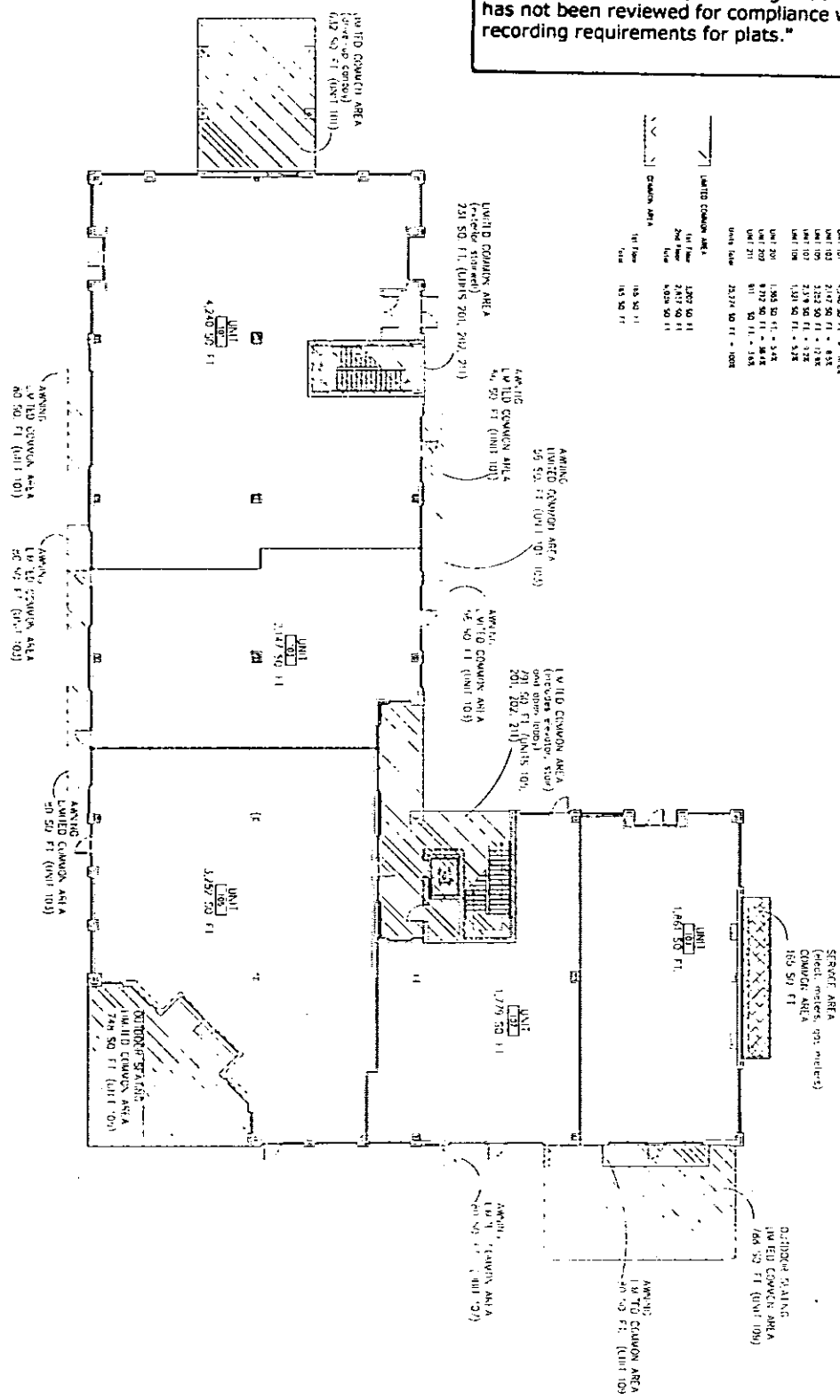
UNIT FILE NO. PAGE
DECLARATION RECORDED IN
BOOK AT PAGE

**HARRISBURG TOWN CENTER
BUILDING II CONDOMINIUM
PLAT PLANS**
(EXTERNAL PLAT IS RECORDED IN UNIT FILE AT PAGE)

Unit Areas

Unit No.	Area (sq. ft.)	Area (sq. ft.)
Unit 101	4,340.00	4,340.00
Unit 102	2,107.50	2,107.50
Unit 103	2,107.50	2,107.50
Unit 104	2,107.50	2,107.50
Unit 105	2,107.50	2,107.50
Unit 106	1,531.50	1,531.50
Unit 107	1,531.50	1,531.50
Unit 108	1,531.50	1,531.50
Unit 109	1,531.50	1,531.50
Unit 110	1,531.50	1,531.50
Unit 111	1,531.50	1,531.50
Unit 112	1,531.50	1,531.50
Unit 113	1,531.50	1,531.50
Unit 114	1,531.50	1,531.50
Unit 115	1,531.50	1,531.50
Unit 116	1,531.50	1,531.50
Unit 117	1,531.50	1,531.50
Unit 118	1,531.50	1,531.50
Unit 119	1,531.50	1,531.50
Unit 120	1,531.50	1,531.50
Unit 201	1,531.50	1,531.50
Unit 202	1,531.50	1,531.50
Unit 203	1,531.50	1,531.50
Unit 204	1,531.50	1,531.50
Unit 205	1,531.50	1,531.50
Unit 206	1,531.50	1,531.50
Unit 207	1,531.50	1,531.50
Unit 208	1,531.50	1,531.50
Unit 209	1,531.50	1,531.50
Unit 210	1,531.50	1,531.50
Unit 211	1,531.50	1,531.50
Unit 212	1,531.50	1,531.50
Unit 213	1,531.50	1,531.50
Unit 214	1,531.50	1,531.50
Unit 215	1,531.50	1,531.50
Unit 216	1,531.50	1,531.50
Unit 217	1,531.50	1,531.50
Unit 218	1,531.50	1,531.50
Unit 219	1,531.50	1,531.50
Unit 220	1,531.50	1,531.50
Unit 221	1,531.50	1,531.50
Unit 222	1,531.50	1,531.50
Unit 223	1,531.50	1,531.50
Unit 224	1,531.50	1,531.50
Unit 225	1,531.50	1,531.50
Unit 226	1,531.50	1,531.50
Unit 227	1,531.50	1,531.50
Unit 228	1,531.50	1,531.50
Unit 229	1,531.50	1,531.50
Unit 230	1,531.50	1,531.50
Unit 231	1,531.50	1,531.50
Unit 232	1,531.50	1,531.50
Unit 233	1,531.50	1,531.50
Unit 234	1,531.50	1,531.50
Unit 235	1,531.50	1,531.50
Unit 236	1,531.50	1,531.50
Unit 237	1,531.50	1,531.50
Unit 238	1,531.50	1,531.50
Unit 239	1,531.50	1,531.50
Unit 240	1,531.50	1,531.50
Unit 241	1,531.50	1,531.50
Unit 242	1,531.50	1,531.50
Unit 243	1,531.50	1,531.50
Unit 244	1,531.50	1,531.50
Unit 245	1,531.50	1,531.50
Unit 246	1,531.50	1,531.50
Unit 247	1,531.50	1,531.50
Unit 248	1,531.50	1,531.50
Unit 249	1,531.50	1,531.50
Unit 250	1,531.50	1,531.50
Unit 251	1,531.50	1,531.50
Unit 252	1,531.50	1,531.50
Unit 253	1,531.50	1,531.50
Unit 254	1,531.50	1,531.50
Unit 255	1,531.50	1,531.50
Unit 256	1,531.50	1,531.50
Unit 257	1,531.50	1,531.50
Unit 258	1,531.50	1,531.50
Unit 259	1,531.50	1,531.50
Unit 260	1,531.50	1,531.50
Unit 261	1,531.50	1,531.50
Unit 262	1,531.50	1,531.50
Unit 263	1,531.50	1,531.50
Unit 264	1,531.50	1,531.50
Unit 265	1,531.50	1,531.50
Unit 266	1,531.50	1,531.50
Unit 267	1,531.50	1,531.50
Unit 268	1,531.50	1,531.50
Unit 269	1,531.50	1,531.50
Unit 270	1,531.50	1,531.50
Unit 271	1,531.50	1,531.50
Unit 272	1,531.50	1,531.50
Unit 273	1,531.50	1,531.50
Unit 274	1,531.50	1,531.50
Unit 275	1,531.50	1,531.50
Unit 276	1,531.50	1,531.50
Unit 277	1,531.50	1,531.50
Unit 278	1,531.50	1,531.50
Unit 279	1,531.50	1,531.50
Unit 280	1,531.50	1,531.50
Unit 281	1,531.50	1,531.50
Unit 282	1,531.50	1,531.50
Unit 283	1,531.50	1,531.50
Unit 284	1,531.50	1,531.50
Unit 285	1,531.50	1,531.50
Unit 286	1,531.50	1,531.50
Unit 287	1,531.50	1,531.50
Unit 288	1,531.50	1,531.50
Unit 289	1,531.50	1,531.50
Unit 290	1,531.50	1,531.50
Unit 291	1,531.50	1,531.50
Unit 292	1,531.50	1,531.50
Unit 293	1,531.50	1,531.50
Unit 294	1,531.50	1,531.50
Unit 295	1,531.50	1,531.50
Unit 296	1,531.50	1,531.50
Unit 297	1,531.50	1,531.50
Unit 298	1,531.50	1,531.50
Unit 299	1,531.50	1,531.50
Unit 300	1,531.50	1,531.50

01 CONDOMINIUM FLOOR PLAN



3/27/11 - 0

024 No. 021118 13 CAD 114

**FIRST FLOOR
PLAN
A1**

CONSOLIDATED RECORDING AND
PLATTING SERVICE, INC.
PLATTERS OF NORTH CAROLINA
P.O. BOX 1000
HARRISBURG, NC 27533
704.332.1115
www.consolidatedrecording.com

STATE OF NORTH CAROLINA
COUNTY OF HARRISBURG
I, _____, Clerk of Superior Court,
do hereby certify that the foregoing is a true and correct copy of the
original as recorded in my office on this _____ day of _____, 2011.
My Commission Expires on _____, 2011.

STATE OF NORTH CAROLINA
COUNTY OF HARRISBURG
I, _____, Clerk of Superior Court,
do hereby certify that the foregoing is a true and correct copy of the
original as recorded in my office on this _____ day of _____, 2011.
My Commission Expires on _____, 2011.

STATE OF NORTH CAROLINA
COUNTY OF HARRISBURG
I, _____, Clerk of Superior Court,
do hereby certify that the foregoing is a true and correct copy of the
original as recorded in my office on this _____ day of _____, 2011.
My Commission Expires on _____, 2011.

overcash demmitt
2010 South Tryon St Suite 100
Charlotte North Carolina 28203
Office 704.332.1115
web: www.odarch.com

UNIT FILE NO. _____
 DATE PLAT FILED RECORDED _____ IN
 BOOK _____ AT PAGE _____

"THIS MAP MAY NOT BE A CERTIFIED SURVEY and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats."

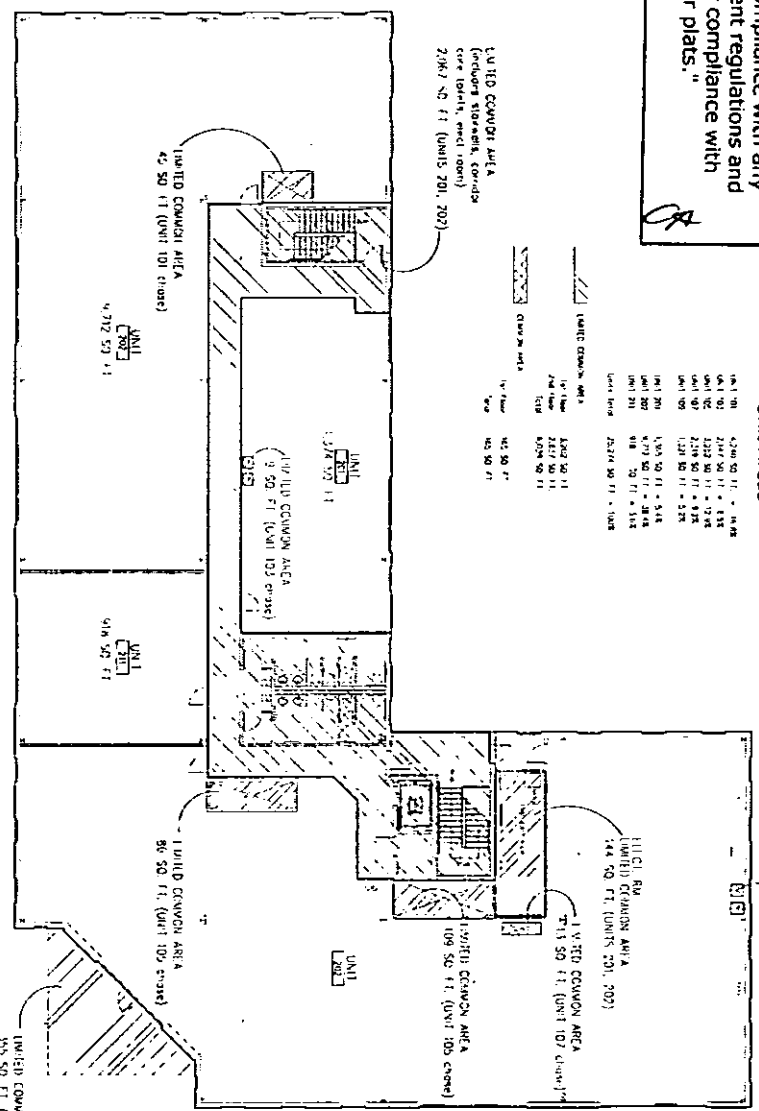
HARRISBURG TOWN CENTER BUILDING II CONDOMINIUM

PLAT PLANS

(EXTERNAL PLAT IS RECORDED IN UNIT FILE _____ AT PAGE _____)

Unit Areas

Unit No.	Area (sq. ft.)
Unit 101	420 sq. ft.
Unit 102	244 sq. ft.
Unit 103	232 sq. ft.
Unit 104	237 sq. ft.
Unit 105	237 sq. ft.
Unit 106	170 sq. ft.
Unit 107	170 sq. ft.
Unit 108	170 sq. ft.
Unit 109	170 sq. ft.
Unit 110	170 sq. ft.
Unit 111	170 sq. ft.
Unit 112	170 sq. ft.
Unit 113	170 sq. ft.
Unit 114	170 sq. ft.
Unit 115	170 sq. ft.
Unit 116	170 sq. ft.
Unit 117	170 sq. ft.
Unit 118	170 sq. ft.
Unit 119	170 sq. ft.
Unit 120	170 sq. ft.
Unit 121	170 sq. ft.
Unit 122	170 sq. ft.
Unit 123	170 sq. ft.
Unit 124	170 sq. ft.
Unit 125	170 sq. ft.
Unit 126	170 sq. ft.
Unit 127	170 sq. ft.
Unit 128	170 sq. ft.
Unit 129	170 sq. ft.
Unit 130	170 sq. ft.
Unit 131	170 sq. ft.
Unit 132	170 sq. ft.
Unit 133	170 sq. ft.
Unit 134	170 sq. ft.
Unit 135	170 sq. ft.
Unit 136	170 sq. ft.
Unit 137	170 sq. ft.
Unit 138	170 sq. ft.
Unit 139	170 sq. ft.
Unit 140	170 sq. ft.
Unit 141	170 sq. ft.
Unit 142	170 sq. ft.
Unit 143	170 sq. ft.
Unit 144	170 sq. ft.
Unit 145	170 sq. ft.
Unit 146	170 sq. ft.
Unit 147	170 sq. ft.
Unit 148	170 sq. ft.
Unit 149	170 sq. ft.
Unit 150	170 sq. ft.



01 CONDOMINIUM FLOOR PLAN

312710

DATE OF REVISION: _____

overcash demmitt
 25 S. 1st St., Suite 100
 Harrisburg, North Carolina 28304
 Phone: 704.332.1615
 Website: www.odcplc.com

STATE OF NORTH CAROLINA
 COUNTY OF HARRISBURG
 I, _____, Surveyor General,
 do hereby certify that the foregoing is a true and correct copy of the
 original plat as recorded in my office on this _____ day of _____, 20____.

STATE OF NORTH CAROLINA
 COUNTY OF HARRISBURG
 I, _____, Surveyor General,
 do hereby certify that the foregoing is a true and correct copy of the
 original plat as recorded in my office on this _____ day of _____, 20____.

SECOND FLOOR
 PLAN
 A2