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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

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

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HARRISBURG TOWN CENTER BUILDING II CONDOMINIUM (this "Amendment") is made as of the 29th day of November 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 further amended by that certain Second Amendment to Declaration of Condominium for Harrisburg Town Center Building II Condominium recorded in Book 12621, Page 304 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 and Condominium Book 3, Map 14, Pages 1-2 (collectively, 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 9,712 square feet prior to the Subdivision (defined herein).

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 new Unit Number 213 containing approximately 856 square feet (“Unit 213”, 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 213 has been created, and the reallocation of the shares of the Common Elements 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	8,846	35%
213	856	3.4%

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

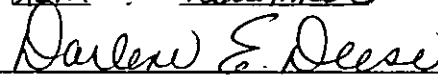
By: 
Mark Swartz, Vice President

STATE OF NORTH CAROLINA

COUNTY OF Cabarrus

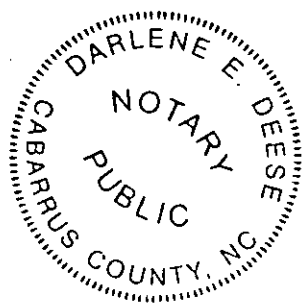
I, the undersigned, a Notary Public of the County and the State aforesaid, certify that Mark Swartz, personally appeared before me this day and acknowledged that he is the Vice President of HTC Development, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation,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

Witness my hand and official seal, this the 28th day of November 2017.


Notary Public

Darlene E. Deese
Print Name

My commission expires: September 14, 2019



ASSOCIATION:

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

By: *Mark Swartz*
Mark Swartz, President

STATE OF NORTH CAROLINA

COUNTY OF *Cabarrus*

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 *28th* day of *November* 2017.

Darlene E. Deese
Notary Public

Darlene E. Deese
Print Name

My commission expires: *September 14, 2019*

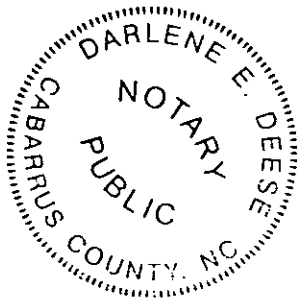


Exhibit A
Subdivision Plats

[see attached]

Exhibit "A"

UNIT FILE NO. _____ PAGE _____
 DECLARATION RECORDED _____ IN
 BOOK _____ AT PAGE _____

HARRISBURG TOWN CENTER BUILDING II CONDOMINIUM

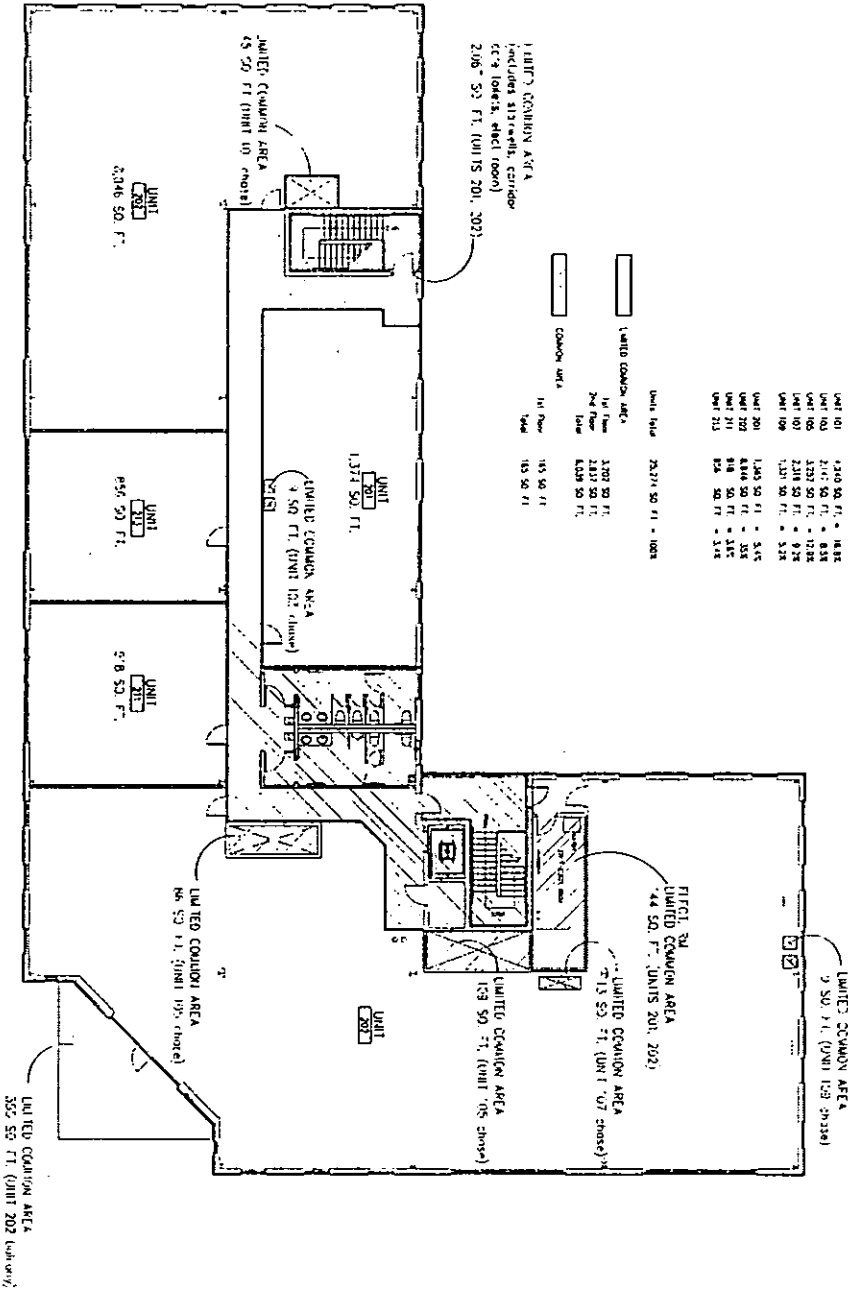
PLAT PLANS

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

Unit Areas

Unit No.	1st Floor	2nd Floor	Total
Unit 101	1,510 SQ. FT. ±	0 SQ. FT.	1,510 SQ. FT. ±
Unit 102	2,111 SQ. FT. ±	0 SQ. FT.	2,111 SQ. FT. ±
Unit 103	3,233 SQ. FT. ±	0 SQ. FT.	3,233 SQ. FT. ±
Unit 104	2,313 SQ. FT. ±	0 SQ. FT.	2,313 SQ. FT. ±
Unit 105	1,371 SQ. FT. ±	0 SQ. FT.	1,371 SQ. FT. ±
Unit 201	1,545 SQ. FT. ±	0 SQ. FT.	1,545 SQ. FT. ±
Unit 202	4,848 SQ. FT. ±	0 SQ. FT.	4,848 SQ. FT. ±
Unit 211	818 SQ. FT. ±	0 SQ. FT.	818 SQ. FT. ±
Unit 212	825 SQ. FT. ±	0 SQ. FT.	825 SQ. FT. ±

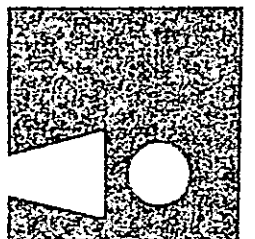
Unit Area	1st Floor	2nd Floor	Total
LIMITED COMMON AREA	2,371 SQ. FT. ±	0 SQ. FT.	2,371 SQ. FT. ±
COMMON AREA	185 SQ. FT.	0 SQ. FT.	185 SQ. FT.



01 CONDOMINIUM FLOOR PLAN

3027-41-07

3027-41-07



overcash demmitt

2010 South Byron St. Suite 10
 Charlotte North Carolina 28203
 Office: 704.332.1615
 Web: www.odda.com

STATE OF NORTH CAROLINA
 COUNTY OF CATAWBA

NOTAR PUBLIC
 My commission expires on _____
 I hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

STATE OF NORTH CAROLINA
 COUNTY OF CATAWBA

NOTAR PUBLIC
 My commission expires on _____
 I hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

ARCHITECT: **Overcash, Demmitt & Associates**
 REGISTERED ARCHITECT: **100 CHERRYWOOD**
 HARRISBURG, NC
 DATE: **2013**

SECOND FLOOR
 PLAN
 A2