

FILED
UNION COUNTY
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED Aug 05, 2008
AT 01 14 pm
BOOK 04952
START PAGE 0414
END PAGE 0418
INSTRUMENT # 29281
EXCISE TAX (None)
TRB

**Register, please index all names in Grantor and Grantee Index*
Drawn By and Mail To
Susan K. Irvn
P.O. Box 2376
Davidson, North Carolina 28036

STATE OF NORTH CAROLINA

COUNTY OF UNION

SECOND AMENDMENT TO DECLARATION
OF AUSTIN VILLAGE
CONDOMINIUM I

THIS SECOND AMENDMENT TO DECLARATION (the "Second Amendment") is made and executed this 1 day of August, 2008, 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, as amended in Book 4772, Page 203, 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 2.9, thereof reserves certain development rights to the Declarant and generally provides authority for the actions taken herein; and

WHEREAS, Declarant desires to subdivide Unit D as shown on the map entitled "Condominium Plat (Revised) showing Austin Village Condominium I Units B and 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 "Map") into Units D, E and F as shown on the map entitled "Condominium Plat Showing Austin Village Condominium I Units D, E & F" recorded in Plat Cabinet C-1, File 177 and 178 in the Office of the Register of Deeds for Union County, North Carolina (the "Revised Map"); and

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

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

Condominium Unit D as shown on the Map is hereby subdivided as shown 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 Second 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: Stephanie Repak
Stephanie Repak, Vice President

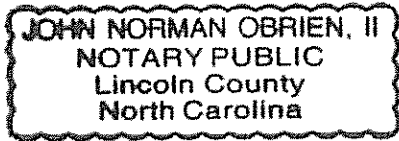
STATE OF NORTH CAROLINA

COUNTY OF Lincoln

I, John Norman OBrien II, a Notary Public of the County and State aforesaid, certify that Stephanie Repak personally came before me this day and acknowledged that she is VP 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 she, as VP 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: Stephanie Repak VP

August 1, 2008



STAMP/SEAL

John Norman OBrien II
(Official Signature of Notary)

Notary's printed name: John Norman OBrien II

Notary Public My Commission Expires December 26, 2012
My commission expires: _____

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

By: Stephanie Repak
Name: STEPHANIE REPAK
Title: VICE PRESIDENT

STATE OF NORTH CAROLINA

COUNTY OF ~~MECKLENBURG~~ Lincoln

I, John Norman OBrien II a Notary Public of the County and State aforesaid, certify that Stephanie Repak personally came before me this day and acknowledged that she is v.p. of Austin Village Condominium I Association, Inc. and that she, as v.p., 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: Stephanie Repak v.p

August 1, 2008

John Norman OBrien II
(Official Signature of Notary)

Notary's printed name: John Norman OBrien II

Notary Public
My commission expires December 26, 2012

STAMP/SEAL

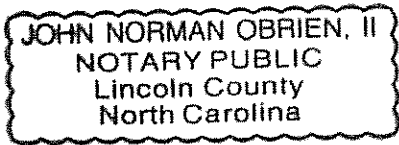


Exhibit B

<u>Unit</u>	<u>Percentage Interest</u>	<u>Square Footage</u>
Unit A =	21%	2,551
Unit B =	11%	1,340
Unit C =	16.7%	2,032
Unit D =	17%	2,070
Unit E =	11%	1,328
Unit F =	23.3%	2,825