

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 Jul 02 03:29 PM RE Excise Tax: \$ 0.00  
Book: 32805 Page: 154 Fee: \$ 26.00  
Instrument Number: 2018083073

*Fredrick Smith*

Drawn by/Return to:  
Law Office of Paul H. Bass, PLLC (JMP)  
16928 Lancaster Hwy, Ste 109  
Charlotte, NC 28277

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

THIRD SUPPLEMENT AND AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
FOR THE WATERMARK CONDOMINIUMS

THIS THIRD SUPPLEMENT AND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE WATERMARK CONDOMINIUMS ("Third Supplement") is made this 20 day of June, 2018, by BRUNNEMER & CO., a North Carolina corporation, successor-in-interest to Greenwood Cliff Developers, LLC ("Declarant"); and 1355 GREENWOOD CLIFF LLC, a Michigan limited liability company, APS WATERMARK, LLC, a North Carolina limited liability company, BRUNNEMER & CO., a North Carolina corporation, BLUE DEVIL INVESTMENTS, LLC, a North Carolina limited liability company, 300 WATERMARK, LLC, a North Carolina limited liability company, and VALEDOSA, LLC, a North Carolina limited liability company (collectively, the "Existing Unit Owners").

WITNESSETH

WHEREAS, Declarant has heretofore filed a Declaration of Condominium for the Watermark Condominiums dated October 3, 2006, recorded October 5, 2006, in Book 21172 at Pages 111-173, in the Mecklenburg County Public Registry (the "Initial Declaration"); and

WHEREAS, Declarant and certain Unit Owners filed a First Supplement and Amendment to Declaration of Condominium for the Watermark Condominiums dated December 10, 2007, recorded December 10, 2007, in Book 23145 at Pages 427-446, in the Mecklenburg County Public Registry (the "First Supplement", as modified hereby and as further amended, restated, supplemented or otherwise modified and in effect from time to time, the "Declaration"); and

WHEREAS, Declarant and certain Unit Owners filed a Second Supplement and Amendment to Declaration of Condominium for the Watermark Condominiums dated March 25, 2013, recorded March

26, 2013, in Book 28180 at Pages 1-7, in the Mecklenburg County Public Registry (the "Second Supplement"), as modified hereby and as further amended, restated, supplemented or otherwise modified and in effect from time to time, the "Declaration"; and

WHEREAS, the property together with all improvements located thereon which is currently part of the Condominium is more particularly described in the Initial Declaration, First Supplement, and Second Supplement (the "Property"); and

WHEREAS, the Declaration provides in Article III, Section 3.2(d) that those certain twenty (20) parking spaces shown on the revised plats and plans recorded December 10, 2007, in Condominium Ownership File Number 807, Page 12, in the Mecklenburg County Public Registry (the "Second Supplemental Plats and Plans") as "Reserved Parking Area" shall be Limited Common Elements allocated to the exclusive use of Units 200, 300, 301, 400 and 401 with two (2) such spaces being assigned Unit 200, as shown on the Second Supplemental Plats and Plans, four (4) such spaces allocated to Unit 300, as shown on the Second Supplemental Plats and Plans, three (3) such spaces allocated to Unit 301, as shown on the Second Supplemental Plats and Plans, five (5) such spaces being assigned to Unit 400 as shown on the Second Supplemental Plats and Plans, and the remaining six (6) spaces being assigned to Unit 401 as shown on the Second Supplemental Plats and Plans; and

WHEREAS, the Declaration provides in Article IV, Section 4.4 that the parking spaces which are Limited Common Elements may not be transferred by the Owner of Units 200, 300, 301, 400 and 401, except in connection with a conveyance of his Unit; or a conveyance to another Unit Owner, and any such attempted transfer in violation of this provision is null and void; and

WHEREAS, the Existing Unit Owner of Unit 400 desires to convey two (2) of the five (5) spaces assigned to Unit 400 to Unit 100, and the Existing Unit Owner of Unit 401 desires to convey two (2) of the six (6) spaces assigned to Unit 401 to Unit 100, as shown on the Third Supplemental Plats and Plans (defined below) for a total of four (4) spaces to be allocated to Unit 100; and

WHEREAS, the Existing Unit Owners desire to revise the Second Supplemental Plats and Plans by recording a revised page 1 of the Second Supplemental Plats and Plans depicting the conveyance of the spaces within the Reserved Parking Area as shown in the Condominium Unit Ownership File Number 807, Page 12, recorded in the Mecklenburg County Public Registry (the "Third Supplemental Plats and Plans") and by the Act made a part of the Declaration.

NOW, THEREFORE, pursuant to the provisions of the aforesaid Declaration, Declarant does hereby amend the Declaration to allocate four (4) parking spaces within the Reserved Parking Area for the exclusive use of Unit 100 as shown on the Third Supplemental Plats and Plans. All present and future Unit Owners of all or any portion of the Units shall be subject to the terms and conditions of the aforesaid Declaration and this Third Supplement and the Unit Owners thereof shall have the rights, privileges and obligations therein set out, as follows:

1) The Declaration is hereby amended by deleting Article III, Section 3.2(d) in its entirety and inserting in lieu thereof the following:

3.2 (d) *Parking*. Those certain twenty (20) parking spaces shown on the Plats and Plans as “Reserved Parking Area” shall be Limited Common Elements allocated to the exclusive use of Units 100, 200, 300, 301, 400 and 401 with four (4) such spaces being assigned to Unit 100, as shown on the Third Supplemental Plats and Plans, two (2) such spaces being assigned to Unit 200, as shown on the Third Supplemental Plats and Plans, four (4) such spaces allocated to Unit 300, as shown on the Third Supplemental Plats and Plans, three (3) such spaces allocated to Unit 301, as shown on the Third Supplemental Plats and Plans, three (3) such spaces being assigned to Unit 400 as shown on the Third Supplemental Plats and Plans, and the remaining four (4) spaces being assigned to Unit 401 as shown on the Third Supplemental Plats and Plans.

2) The Declaration is hereby amended by inserting the term “100,” immediately prior to each reference to the term “200,” in Article IV, Section 4.4.

Terms not defined in this Third Supplement shall have the meaning given them as set forth in the Initial Declaration. The Declaration, as amended herein, shall remain in full force and effect.

[SIGNATURES TO APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Declarant and Existing Unit Owners have caused this instrument to be duly executed as of the day and year first above written.

DECLARANT:

BRUNNEMER & CO.,  
a North Carolina corporation

H. Keith Brunnemer, Jr. (SEAL)

Print Name: H. Keith Brunnemer, Jr.  
Title: President

STATE OF North Carolina  
COUNTY OF Mecklenburg

I, Brianne Kupke, a Notary Public for said County and State, do hereby certify that H. Keith Brunnemer Jr. personally came before me this day and acknowledged that he is President of Brunnemer & Co., a North Carolina corporation, and acknowledged, on behalf of Brunnemer & Co., the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19<sup>th</sup> day of June, 2018.

Brianne Kupke  
Notary Public

My commission expires: 10/18/20

(SEAL) **BRIANNE KUPKE**  
**NOTARY PUBLIC**  
Mecklenburg County  
North Carolina

EXISTING UNIT OWNERS:

1355 GREENWOOD CLIFF, LLC,  
a Michigan limited liability company

By: [Signature] (SEAL)  
Print Name: Robert Taylor  
Title: Member/Manager

STATE OF Michigan  
COUNTY OF Genesee

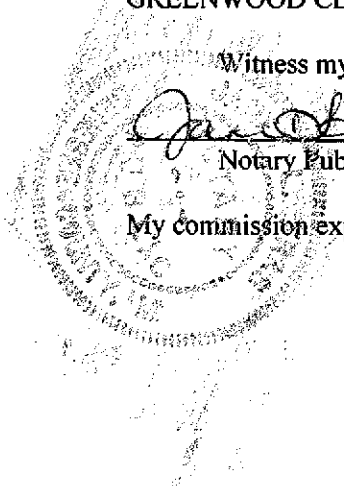
I, Janet L. Fras, a Notary Public for said County and State, do hereby certify that Robert Taylor personally came before me this day and acknowledged that he is a Member/Manager of 1355 GREENWOOD CLIFF, LLC, a Michigan limited liability company, and acknowledged, on behalf of 1355 GREENWOOD CLIFF, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20 day of June, 2018.

[Signature]  
Notary Public

My commission expires: 12/14/21

**JANET L. FRAS**  
Notary Public - State of Michigan  
(SEAL) County of Genesee  
My Commission Expires Dec. 14, 2021



APS WATERMARK, LLC,  
a North Carolina limited liability company

By: *Philip Blumenthal* (SEAL)  
Print Name: PHILIP BLUMENTHAL  
Title: PARTNER

STATE OF North Carolina  
COUNTY OF Stanly

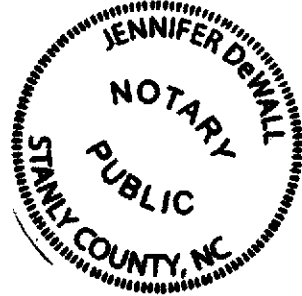
I, Jennifer Dewall, a Notary Public for said County and State, do hereby certify that Philip Blumenthal personally came before me this day and acknowledged that s/he is partner of APS Watermark, LLC, a North Carolina limited liability company, and acknowledged, on behalf of APS Watermark, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22<sup>nd</sup> day of June, 2018.

*Jennifer Dewall*  
Notary Public

(SEAL)

My commission expires: 10/26/2020



BRUNNEMER & CO.,  
a North Carolina corporation

By: *H. Keith Brunnemer, Jr.* (SEAL)  
Print Name: H. Keith Brunnemer, Jr.  
Title: President

STATE OF North Carolina  
COUNTY OF mecklenburg

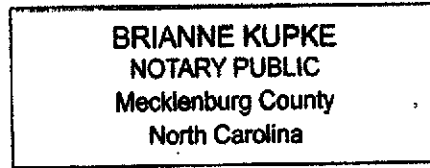
I, Brianne Kupke, a Notary Public for said County and State, do hereby certify that H. Keith Brunnemer, Jr. personally came before me this day and acknowledged that he is President of Brunnemer & Co., a North Carolina corporation, and acknowledged, on behalf of Brunnemer & Co. the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19<sup>th</sup> day of June, 2018.

Brianne Kupke  
Notary Public

My commission expires: 10/18/20

(SEAL)



BLUE DEVIL INVESTMENTS, LLC,  
a North Carolina limited liability company

By: [Signature] (SEAL)  
Print Name: H. Keith Brunnemer, Jr.  
Title: Manager

STATE OF North Carolina  
COUNTY OF Mecklenburg

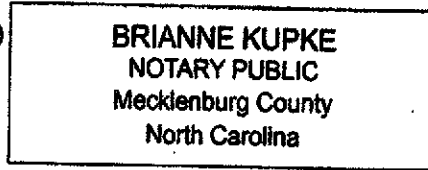
I, Brianne Kupke, a Notary Public for said County and State, do hereby certify that H. Keith Brunnemer, Jr. personally came before me this day and acknowledged that he is Manager of Blue Devil Investments, LLC, a North Carolina limited liability company, and acknowledged, on behalf of Blue Devil Investments, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19<sup>th</sup> day of June, 2018.

Brianne Kupke  
Notary Public

My commission expires: 10/18/20

(SEAL)





300 WATERMARK, LLC, a North Carolina limited liability company

By: [Signature] (SEAL)  
Print Name: Paul Norris  
Title: managing member

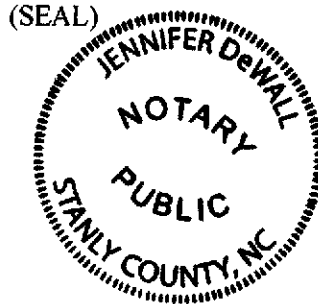
STATE OF North Carolina  
COUNTY OF Stanly

I, Jennifer Dewall, a Notary Public for said County and State, do hereby certify that Paul Norris personally came before me this day and acknowledged that s/he is managing member of 300 Watermark, LLC, a North Carolina limited liability company, and acknowledged, on behalf of 300 Watermark, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25<sup>th</sup> day of June, 2018.

[Signature]  
Notary Public

My commission expires: 10/26/2020



VALEDOSA, LLC, a North Carolina limited liability company

By: Jay Faison (SEAL)  
Print Name: Jay Faison  
Title: Managing Member

STATE OF North Carolina  
COUNTY OF Stanly

I, Jennifer DeWalt, a Notary Public for said County and State, do hereby certify that Jay Faison personally came before me this day and acknowledged that s/he is Managing Member of Valedosa, LLC, a North Carolina limited liability company, and acknowledged, on behalf of Valedosa, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20<sup>th</sup> day of June, 2018.

Jennifer DeWalt  
Notary Public

My commission expires: 10/26/2020

(SEAL)

