

**2007030969**

GUILFORD CO, NC FEE \$29.00

PRESENTED & RECORDED:

04-17-2007 12:05:33 PM

JEFF L. THIGPEN

REGISTER OF DEEDS
BY: LINDA F. ALLRED
DEPUTY**BK: R 6708****PG: 460-465**

**AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR SEVEN GATES CONDOMINIUM
ADDING PHASE 20**

Prepared by: Harold W. Beavers, Esq. *HWB*

D. Stone Builders, Inc., a North Carolina corporation with a place of business in Guilford County, North Carolina, hereinafter sometimes referred to as "Declarant"), created and established a Condominium known as "Seven Gates Condominium" (the "Condominium"), by the recordation of a Declaration of Condominium in Book 6567, Page 1447, of the Guilford County Registry (the "Declaration"),

D. Stone Builders, Inc. is the owner of a portion of the property described in Exhibit "C" of the Declaration and wishes to add such property to the Condominium.

Pursuant to the provisions of Article 5 of the Declaration, Declarant hereby adds additional real estate to the Condominium, and creates upon such additional real estate additional Condominium Units, Common Elements and Limited Common Elements which shall be a part of the Condominium. The additional real estate is located within the land described in Exhibit "C" attached to the Declaration.

Annexed hereto and expressly made a part hereof as Exhibit "A," consisting of two (2) pages, is a survey of the land and graphic descriptions and plans of the additional real estate, Units, Common Elements and Limited Common Elements which are hereby added to and incorporated into the Condominium as Phase 20, on which property there has been constructed one (1) building, on two (2) levels, containing two (2) Condominium Units and their supporting facilities including a garage containing four (4) parking spaces, areas designated for four (4) outdoor parking spaces and other appurtenant improvements. The building is of frame construction with brick veneer exterior and vinyl siding and trim.

Certain portions of the Common Elements in Phase 20 of the Condominium are reserved for the use of a particular Condominium Unit to the exclusion of other Units and are designated as "Limited Common Elements." Limited Common Elements and the Condominium Units to which they are reserved are as follows:

The concrete patios to the rear of Units 29 and 30 are allocated exclusively to the Unit which provides direct access thereto.

The storage areas which are accessible through certain Units and/or which are located over certain garages which are a part of Units are allocated exclusively for the use of such Unit. A storage area is a Limited Common Element appurtenant to a Unit, as shown on Exhibit A, Sheet 2, with the Unit number designated thereon; provided, however, that any pull-down stairs which provide access to a storage area shall be a part of the Unit to which the storage area is reserved.

The steps, stoops and covered porches to the front of Units 29 and 30 are allocated exclusively to the Unit which provides direct access thereto.

The Phase 20 Condominium Plan is recorded in Condominium Plat Book 12, Pages 11 and 12 of the Guilford County Public Registry.

Declarant does hereby submit the above-described property and improvements to condominium ownership under the provisions of Chapter 47C of the General Statutes of North Carolina (North Carolina Condominium Act) and hereby declares the same to be part of the Condominium.

With the addition to the Condominium of the real estate, Condominium Units, Common Elements and Limited Common Elements shown on Exhibit "A" attached hereto, the Allocated Interest in the Common Elements appurtenant to all Units in the Condominium have changed, and shall be as set forth in Exhibit "B" which is attached hereto and incorporated herein by reference.

Listed below is the recording data for all easements and licenses which have been recorded subsequent to those listed in Article 7 of the Declaration, as updated by the Prior Amendments, and which now affect the Condominium or which now affect any property which may become a part of the Condominium by virtue of the Exercise of the Development Rights set out in Article 5 of the Declaration:

1. Easements shown on the Phase 20 Condominium Plans.

Except as specifically amended by the Prior Amendments and as specifically amended herein, the Declaration of Condominium for Seven Gates Condominium shall remain in full force and effect.

IN WITNESS WHEREOF, D. Stone Builders, Inc. has caused these presents to be duly executed in its name and its corporate seal hereunto affixed, all as of the 17 day of APRIL, 2007.

D. STONE BUILDERS, INC.

By: 

President

STATE OF NORTH CAROLINA

COUNTY OF Rockingham

I, Teresa W Jarrett, a Notary Public in and for said County and State, do hereby certify that on this 17th day of April, 2007, before me personally appeared Dwight D. Stone, President of D. Stone Builders, Inc., a North Carolina corporation, personally known to me, or proved to me by satisfactory evidence to be the person whose name is signed on the preceding attached record, and acknowledged to me that by authority duly given and as the act of the corporation he signed it voluntarily for its stated purpose.



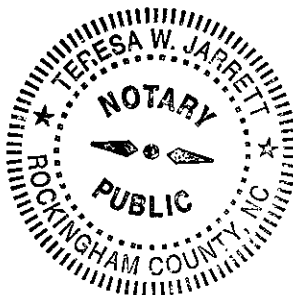
Notary Public

TERESA W JARRETT

Printed Name of Notary Public


My commission expires:

5/24/2010



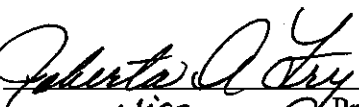
SunTrust Bank, as holder of that certain promissory note secured by a deed of trust on the property described in this Amendment to Declaration of Condominium, said deed of trust being recorded in Book 6477, Page 2286, Guilford County Registry, and Southland Associates, Inc. as Trustee under said deed of trust, join in the execution hereof for the purpose of subjecting the aforesaid deed of trust to the terms and provisions of the Declaration of Condominium.

SUNTRUST BANK

By: 

SP. Vice - President

SOUTHLAND ASSOCIATES, INC., Trustee

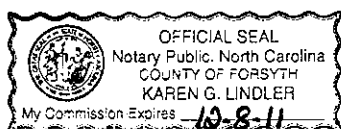
By: 

vice President

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Karen G. Lindler, a Notary Public in and for said County and State, do hereby certify that on this 16 day of April, 2007, before me personally appeared Thomas C Peters, Sr Vice President of SunTrust Bank, a corporation, personally known to me, or proved to me by satisfactory evidence to be the person whose name is signed on the preceding attached record, and acknowledged to me that by authority duly given and as the act of the corporation s/he signed it voluntarily for its stated purpose.



Karen G Lindler
Notary Public

Karen G Lindler
Printed Name of Notary Public

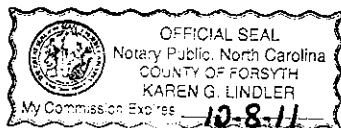
My commission expires:

Dec 8 2011

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Karen G Lindler, a Notary Public in and for said County and State, do hereby certify that on this 16 day of April, 2007, before me personally appeared Roberta A Fry, Vice President of Southland Associates, Inc., Trustee, a corporation, personally known to me, or proved to me by satisfactory evidence to be the person whose name is signed on the preceding attached record, and acknowledged to me that by authority duly given and as the act of the corporation s/he signed it voluntarily for its stated purpose.



Karen G Lindler
Notary Public

Karen G Lindler
Printed Name of Notary Public

My commission expires:

Dec 8 2011

Seven Gates Condominium
Amendment to Declaration of Condominium
Exhibit "B"

Phases 1, 2, 3, 4, 5, 9, 15, 16, 19, and 20

<u>Unit Number</u>	<u>Allocated Interest In Common Elements</u>
Phase 1, Unit 27 (Designated as Phase 1, Unit A in Declaration)	5.26315%
Phase 1, Unit 28 (Designated as Phase 1, Unit B in Declaration)	5.26315%
Phase 2, Unit 25	5.26315%
Phase 2, Unit 26	5.26315%
Phase 3, Unit 23	5.26315%
Phase 3, Unit 24	5.26315%
Phase 4, Unit 21	5.26315%
Phase 4, Unit 22	5.26315%
Phase 5, Unit 20	5.26315%
Phase 9, Unit 13	5.26315%
Phase 9, Unit 14	5.26315%
Phase 15, Unit 1	5.26315%
Phase 15, Unit 2	5.26315%
Phase 16, Unit 35	5.26315%
Phase 16, Unit 36	5.26315%
Phase 19, Unit 31	5.26315%
Phase 19, Unit 32	5.26315%
Phase 20, Unit 29	5.26315%
Phase 20, Unit 30	5.26315%
 TOTAL	 100.00%