



**2013056368**

GUILFORD CO, NC FEE \$26.00

PRESENTED & RECORDED:

08-20-2013 11:03:32 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: HSIAO-WEI AHERON

DEPUTY-GB

**BK: R 7521**

**PG: 2701-2707**

**NORTH CAROLINA AMENDMENT TO DECLARATION OF  
CONDOMINIUM FOR SEVEN GATES  
GUILFORD COUNTY CONDOMINIUM ADDING PHASE 31, UNIT 40**

*pu jo Gonzales*

1  
7  
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 the property described in Exhibit "C" of the Declaration and wishes to add of a portion 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 31, on which property there has been constructed one (1) building, on two (2) levels, containing one (1) Condominium Unit and its supporting facilities including a garage containing two (2) 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 31 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 shown on the recorded plat referenced below.

The Phase 31 Condominium Plan is recorded in Condominium Plat Book 15, Pages 81 and 82 of the Guilford County 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 are 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 31 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 20<sup>th</sup> day of August, 2013.

D. STONE BUILDERS, INC.

By: Joe Gonzales

Joe Gonzales, Vice 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 20<sup>th</sup> day of August, 2013, 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.

Teresa W. Jarrett

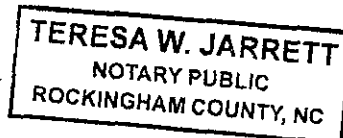
Notary Public

TERESA W. JARRETT

Printed Name of Notary:

My Commission Expires:

6/2/2015





THIS MAP IS NOT A CERTIFIED SURVEY  
AND HAS NOT BEEN REVIEWED BY A LOCAL  
GOVERNMENT AGENCY FOR COMPLIANCE  
WITH ANY APPLICABLE LAND DEVELOPMENT  
REGULATIONS.

CHIEF,  
D. STEVEN MILLER, INC.,  
2404 LAYDALE DRIVE  
GREENSBORO, NC 27424  
PHONE (919) 280-4343

**RECORDED**  
JEFF L. THORPE  
REGISTER OF DEEDS  
GUILFORD COUNTY, N.C.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

THE \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**FINAL PLAT**  
**SEVEN GATES**  
**A CONDOMINIUM**  
**PHASE 51**  
**SHEET 2 OF 2**

**D. STONE BUILDERS, INC.**  
5208 PERDUE CT.  
MORRIS/OLD TOWNSHIP, GUILFORD COUNTY  
GREENSBORO, NORTH CAROLINA  
SCALE: AS NOTED DATES: MAY 8, 2019

**HUGH CRENSHAW ASSOCIATES, INC., P.A.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
J.A. RICH 603  
37A. BOX 80  
P.O. BOX 1000  
GREENSBORO, NC 27406

PHONE: (336) 771-4808  
FAX: (336) 771-4808  
OR  
FAX: (336) 375-3379

**6-1734-B**

**B-1734-B**

EXHIBIT A

BACK UP - HUSH CREDIT ASSOCIATES, INC., P.A. 1806 W. HENDOVER AVE. GREENSBORO, NC 27408

OF CERTIFY THAT THESE PLATS AND PLANS COMPLY WITH ALL OF THE INFORMATION REQUIRED UNDER 40 C.F.R. GENERAL STATUTES SECTION 4702-9-100 AND THAT THESE PLATS AND PLANS FULLY AND ACCURATELY REFLECT THE LAYOUT, LOCATION, SIZING AND FLOOR ELEVATIONS, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT. I FURTHER CERTIFY THAT THESE PLATS AND PLANS ACCURATELY REFLECT THE LEGAL BOUNDARIES OF THE CONDOMINIUM AND THE PHYSICAL LOCATIONS OF BOUNDARIES AND OTHER IMPROVEMENTS CONSTRUCTED WITHIN THE CONDOMINIUM RELATIVE TO THOSE BOUNDARIES. I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THESE PLANS.

PROFESSIONAL ENGINEER  
REGISTRATION NUMBER 110722

**MAY 13, 2013**

[illegible]




**THE STONE ISLANDS, INC.**

**2018**

**SECRET**



**LEGEND:**

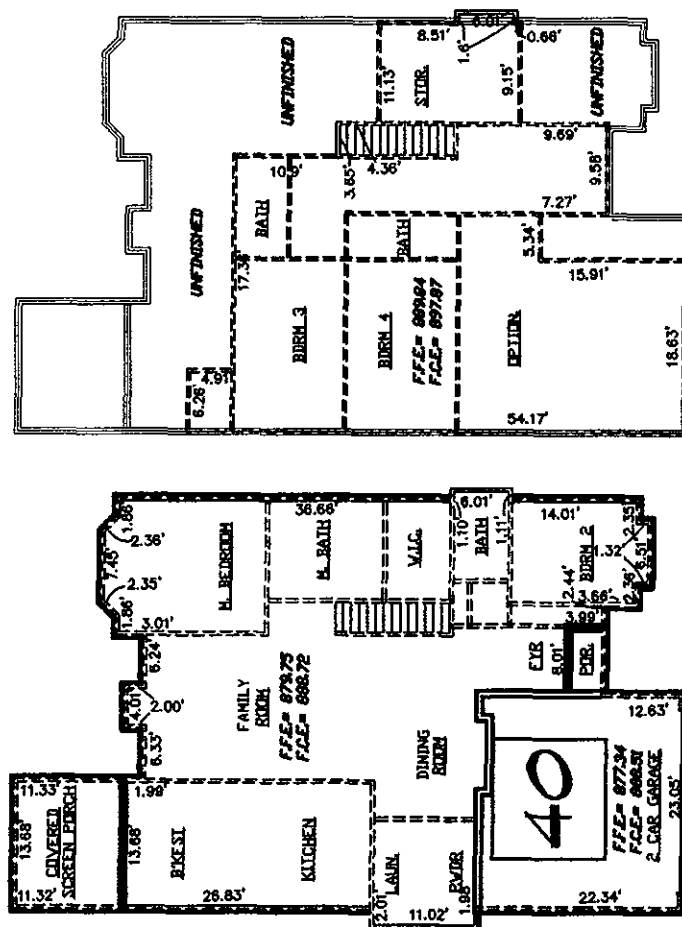
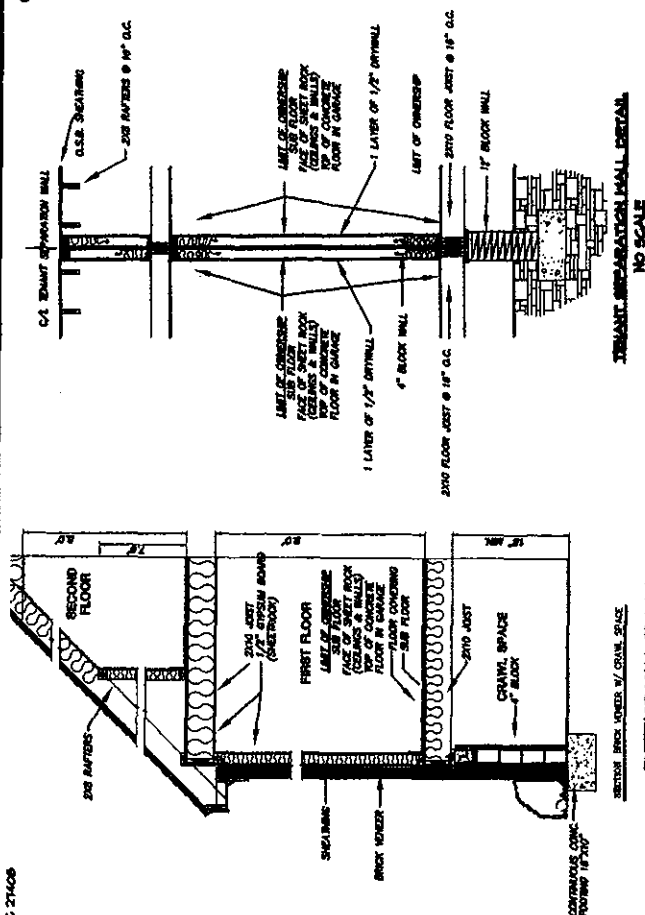
-  = FINISHED FLOOR ELEVATION
-  = FINISHED CEILING ELEVATION
-  = UNIT LABEL
-  = LIMITED ACCESS ELEMENT

**1ST FLOOR**

ALL DIMENSIONS ARE  
INTERIOR DIMENSIONS

1107

## 2ND FLOOR



Seven Gates Condominium  
Amendment to Declaration of Condominium

Exhibit "B"

Phases 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26,  
27, 28, 29, 30 & 31

Allocated Interest In

Unit Number Common Elements

Phase 1, Unit 27 (Designated as Phase 1, Unit A in Declaration)	1.9230%
Phase 1, Unit 28 (Designated as Phase 1, Unit B in Declaration)	1.9230%
Phase 2, Unit 25	1.9230%
Phase 2, Unit 26	1.9230%
Phase 3, Unit 23	1.9230%
Phase 3, Unit 24	1.9230%
Phase 4, Unit 21	1.9230%
Phase 4, Unit 22	1.9230%
Phase 5, Unit 20	1.9230%
Phase 6, Unit 19	1.9230%
Phase 7, Unit 17	1.9230%
Phase 7, Unit 18	1.9230%
Phase 8, Unit 15	1.9230%
Phase 8, Unit 16	1.9230%
Phase 9, Unit 13	1.9230%
Phase 9, Unit 14	1.9230%
Phase 10, Unit 11	1.9230%
Phase 10, Unit 12	1.9230%
Phase 11, Unit 9	1.9230%
Phase 11, Unit 10	1.9230%
Phase 12, Unit 7	1.9230%
Phase 12, Unit 8	1.9230%
Phase 13, Unit 5	1.9230%
Phase 13, Unit 6	1.9230%
Phase 14, Unit 3	1.9230%
Phase 14, Unit 4	1.9230%

Phase 15, Unit 1	1.9230%
Phase 15, Unit 2	1.9230%
Phase 16, Unit 35	1.9230%
Phase 16, Unit 36	1.9230%
Phase 17, Unit 34	1.9230%
Phase 18, Unit 33	1.9230%
Phase 19, Unit 31	1.9230%
Phase 19, Unit 32	1.9230%
Phase 20, Unit 29	1.9230%
Phase 20, Unit 30	1.9230%
Phase 21, Unit 37	1.9230%
Phase 22, Unit 38	1.9230%
Phase 22, Unit 39	1.9230%
Phase 23, Unit 41	1.9230%
Phase 24, Unit 42	1.9230%
Phase 24, Unit 43	1.9230%
Phase 25, Unit 44	1.9230%
Phase 26, Unit 45	1.9230%
Phase 27, Unit 46	1.9230%
Phase 28, Unit 47	1.9230%
Phase 28, Unit 48	1.9230%
Phase 29, Unit 49	1.9230%
Phase 29, Unit 50	1.9230%
Phase 30, Unit 51	1.9230%
Phase 30, Unit 52	1.9230%
Phase 31, Unit 40	1.9230%

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100.00 %