



**2011049014**

GUILFORD CO, NC FEE \$35.00

PRESENTED & RECORDED:

09-22-2011 08:44:55 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: TERESA STEELMAN

DEPUTY-GB

**BK: R 7274**

**PG: 3024-3031**

**NORTH CAROLINA AMENDMENT TO DECLARATION OF  
CONDOMINIUM FOR SEVEN GATES**

**GUILFORD COUNTY CONDOMINIUM ADDING PHASE 28, UNITS 47 AND 48**

*PU JOE GONZALES*

8 *8.*  
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 28, 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 28 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 28 Condominium Plan is recorded in Condominium Plat Book 15, Pages 9 and 10 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 28 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 19<sup>th</sup> day of September, 2011.

D. STONE BUILDERS, INC.

By: [Signature]

Dwight D. Stone, 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 19<sup>th</sup> day of September, 2011, 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.

[Signature]

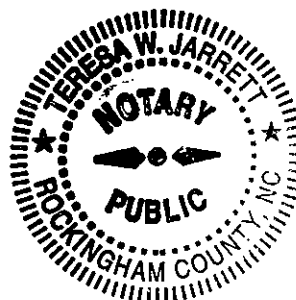
Notary Public

TERESA W. JARRETT

Printed Name of Notary:

My Commission Expires:

6/2/2015



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, 24, 25, 26, 27, 28,  
 29, & 30

Allocated Interest In

Unit Number Common Elements

Phase 1, Unit 27 (Designated as Phase 1, Unit A in Declaration) 2.0000 %

Phase 1, Unit 28 (Designated as Phase 1, Unit B in Declaration) 2.0000 %

Phase 2, Unit 25 2.0000 %

Phase 2, Unit 26 2.0000 %

Phase 3, Unit 23 2.0000 %

Phase 3, Unit 24 2.0000 %

Phase 4, Unit 21 2.0000 %

Phase 4, Unit 22 2.0000 %

Phase 5, Unit 20 2.0000 %

Phase 6, Unit 19 2.0000 %

Phase 7, Unit 17 2.0000 %

Phase 7, Unit 18 2.0000 %

Phase 8, Unit 15 2.0000 %

Phase 8, Unit 16 2.0000 %

Phase 9, Unit 13 2.0000 %

Phase 9, Unit 14 2.0000 %

Phase 10, Unit 11 2.0000 %

Phase 10, Unit 12 2.0000 %

Phase 11, Unit 9 2.0000 %

Phase 11, Unit 10	2.0000 %
Phase 12, Unit 7	2.0000 %
Phase 12, Unit 8	2.0000 %
Phase 13, Unit 5	2.0000 %
Phase 13, Unit 6	2.0000 %
Phase 14, Unit 3	2.0000 %
Phase 14, Unit 4	2.0000 %
Phase 15, Unit 1	2.0000 %
Phase 15, Unit 2	2.0000 %
Phase 16, Unit 35	2.0000 %
Phase 16, Unit 36	2.0000 %
Phase 17, Unit 34	2.0000 %
Phase 18, Unit 33	2.0000 %
Phase 19, Unit 31	2.0000 %
Phase 19, Unit 32	2.0000 %
Phase 20, Unit 29	2.0000 %
Phase 20, Unit 30	2.0000 %
Phase 21, Unit 37	2.0000 %
Phase 22, Unit 38	2.0000 %
Phase 22, Unit 39	2.0000 %
Phase 24, Unit 42	2.0000 %
Phase 24, Unit 43	2.0000 %
Phase 25, Unit 44	2.0000 %
Phase 26, Unit 45	2.0000 %
Phase 27, Unit 46	2.0000 %
Phase 28, Unit 47	2.0000 %
Phase 28, Unit 48	2.0000 %

Phase 29, Unit 49 2.0000 %

Phase 29, Unit 50 2.0000 %

Phase 30, Unit 51 2.0000 %

Phase 30, Unit 52 2.0000 %

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100.00 %



EXHIBIT A

ALL DIMENSIONS ARE  
INTERIOR DIMENSIONS  
1"=40'

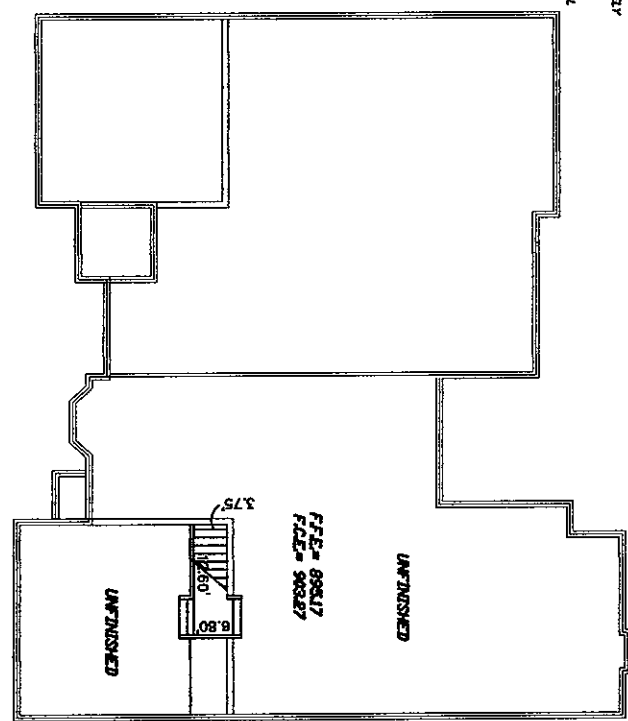
I CERTIFY THAT THESE PLATS AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER THE GENERAL STATUTES SECTION 400-2-108 AND THAT THESE PLATS AND PLANS HAVE BEEN PREPARED BY A LICENSED ARCHITECT OR ENGINEER AND ARE IN ACCORDANCE WITH THE GENERAL STATUTES SECTION 400-2-108. I FURTHER CERTIFY THAT THESE PLATS AND PLANS ACCURATELY DEPICT THE LEGAL BOUNDARIES OF THE CONDOMINIUMS AND THE PHYSICAL LOCATIONS OF THE UNITS AND OTHER APPROPRIATELY 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 80222  
DATE AUGUST 30, 2011



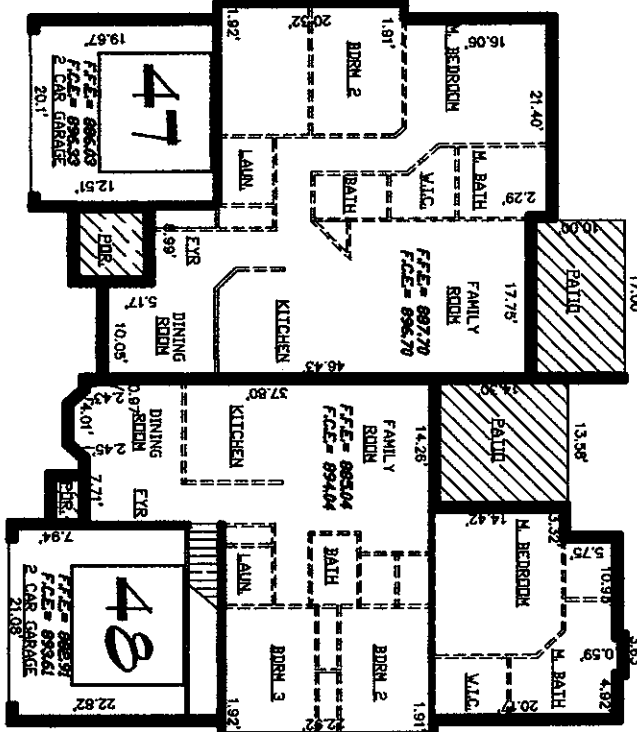
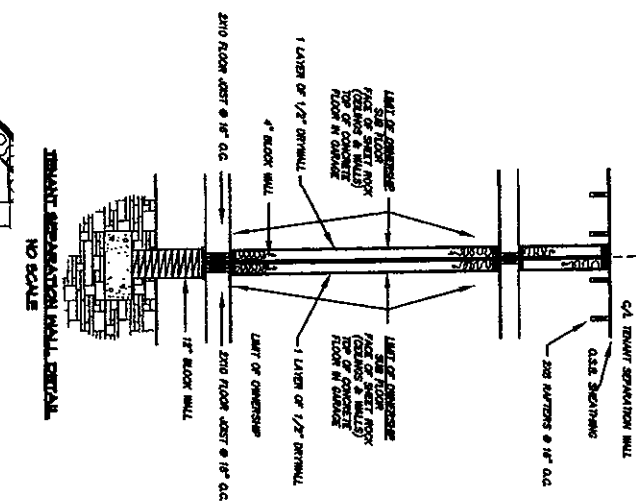
THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THIS PLAT AND ALLOTMENT HAVE BEEN PREPARED BY HIMSELF OR BY AN ARCHITECT OR ENGINEER UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED ARCHITECT OR ENGINEER UNDER THE GENERAL STATUTES SECTION 400-2-108. HE FURTHER CERTIFIES THAT THESE PLATS AND PLANS ACCURATELY DEPICT THE LEGAL BOUNDARIES OF THE CONDOMINIUMS AND THE PHYSICAL LOCATIONS OF THE UNITS AND OTHER APPROPRIATELY 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.

D. STONE BUILDERS, INC.  
REGISTERED ARCHITECT  
ATTACHED TO THESE PLANS

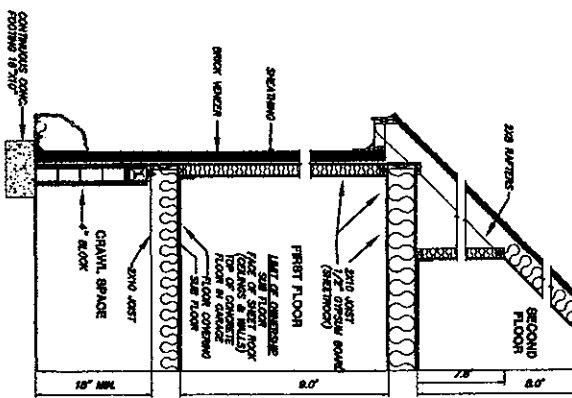


2ND FLOOR

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.



1st FLOOR



EXTERIOR WALL SECTION  
NO SCALE

SEVEN GATES  
A CONDOMINIUM  
PHASE 2B  
SHEET 2 OF 2

D. STONE BUILDERS, INC.  
3201 S. 3200 PERSIMMON CT.  
NORFOLK, VIRGINIA 23502  
GREENSBORO, NORTH CAROLINA

SCALE: AS NOTED DATE: AUGUST 30, 2011

HUGH CREED ASSOCIATES, INC., P.A.  
CONSULTING ENGINEERS & LAND SURVEYORS

LEGEND:  
F.F.E. = FINISHED FLOOR ELEVATION  
F.C.E. = FINISHED CEILING ELEVATION  
□ = LIGHT LABELS  
◻ = LIMITED COMMON ELEMENTS

B-1699 B

RECORDED  
JUL 11 2011  
REGISTERED ARCHITECT  
D. STONE BUILDERS, INC.  
GREENSBORO, NC 27409  
PHONE (336) 286-0985