



2013000475

GUILFORD CO, NC FEE \$26.00

PRESENTED & RECORDED:

01-04-2013 08:59:06 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: HSIAO-WEI/AHERON

DEPUTY-GB

BK: R 7432

PG: 1144-1150

pu Higgins

**NORTH CAROLINA AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR SEVEN GATES
GUILFORD COUNTY CONDOMINIUM ADDING PHASE 23, UNIT 41**

*10
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 23, 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 23 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 23 Condominium Plan is recorded in Condominium Plat Book 15, Pages 57 and 58 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 23 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 27 day of December, 2012.

D. STONE BUILDERS, INC.

By: _____

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 27 day of December, 2012, 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
NOTARY PUBLIC
ROCKINGHAM COUNTY, NC

TERESA W. JARRETT

Printed Name of Notary:

My Commission Expires:

6/8/2015

EXHIBIT A

CONDOMINIUM FLOOR BOOK... THE CITY OF GREENSBORO, NORTH CAROLINA... SEVEN GATES A CONDOMINIUM... PHASE 25



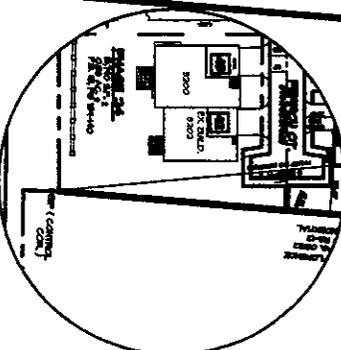
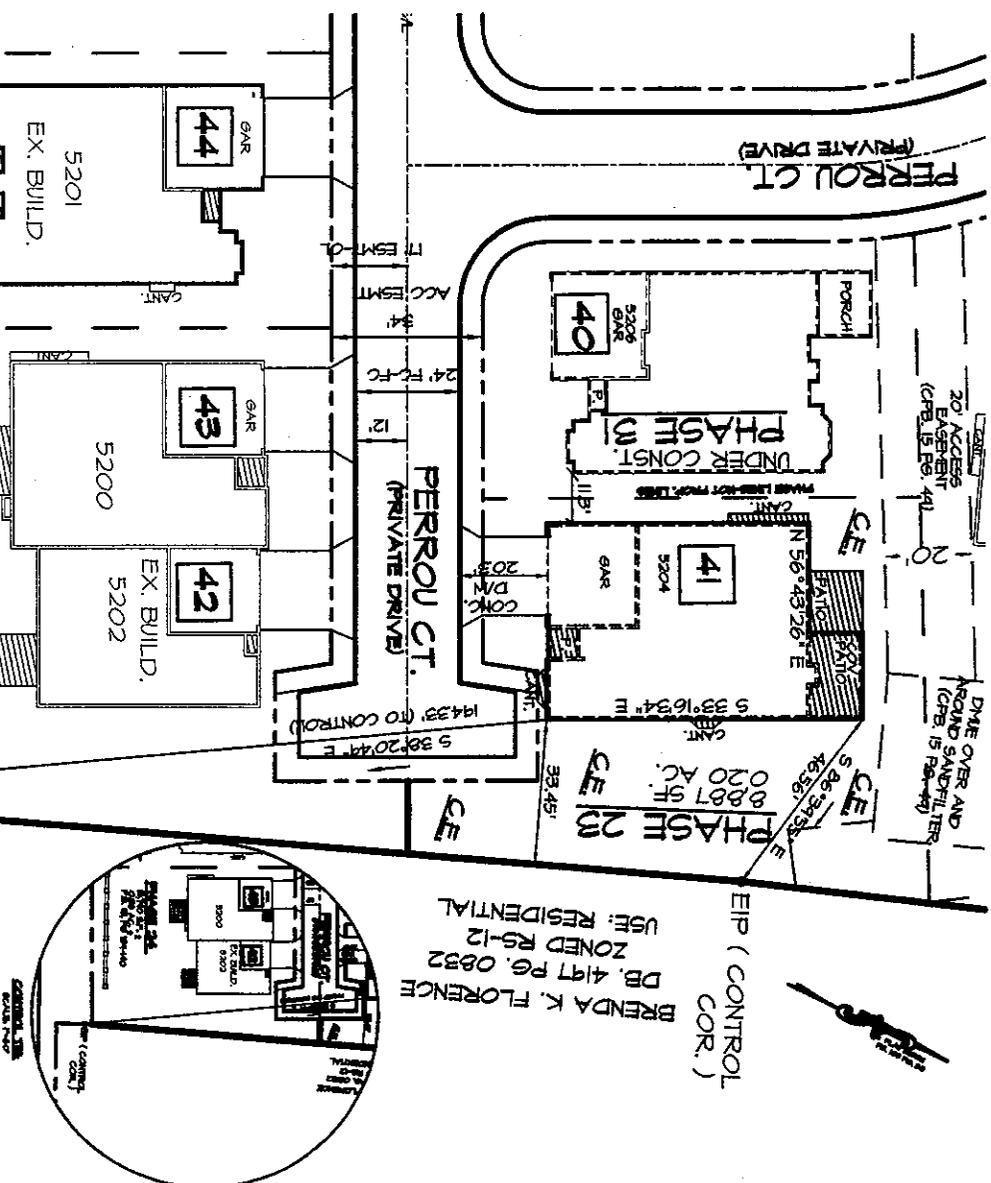
APPROVED FOR RECORDATION BY THE CITY OF GREENSBORO... NORTH CAROLINA, ON THE... DAY OF... 2012

1. I, HENRY G. GATNER, CERTIFY THAT THE PLAN AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER... THE CITY OF GREENSBORO, NORTH CAROLINA...

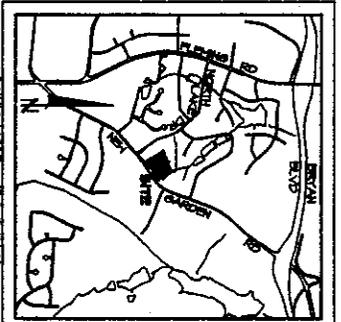


2. I, HENRY G. GATNER, CERTIFY THAT THE PLAN AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER... THE CITY OF GREENSBORO, NORTH CAROLINA...

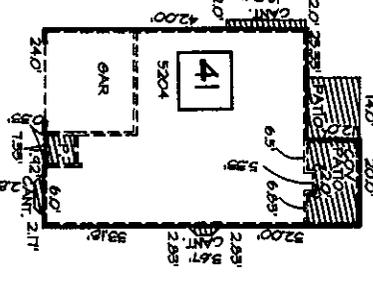
3. I, HENRY G. GATNER, CERTIFY THAT THE PLAN AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER... THE CITY OF GREENSBORO, NORTH CAROLINA...



EIP (CONTROL COR.)
DB, 4197 PG. 0832
ZONED RS-12
USE: RESIDENTIAL
BRENDA K. FLORENCE



ALL DIMENSIONS ARE EXTERIOR DIMENSIONS



- NOTES: 1. THE TITLE SHOWN ON THIS INSTRUMENT IS THE TITLE... 2. THE INSTRUMENT SHOULD BE RECORDED IN... 3. THE INSTRUMENT SHOULD BE RECORDED IN...

SEVEN GATES A CONDOMINIUM
PHASE 25
SHEET 1 OF 2
D. STONE BUILDERS, INC.
5204 PERROU CT.
GREENSBORO, NORTH CAROLINA

HIGH GREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEER & LAND SURVEYOR
1500 W. WOODROW AVE.
GREENSBORO, NC 27409
PHONE: (336) 272-8888
FAX: (336) 272-5379
P.L. 00000000
B-1721-A

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

Allocated Interest In

Unit Number Common Elements

Phase 1, Unit 27 (Designated as Phase 1, Unit A in Declaration)	1.9607%
Phase 1, Unit 28 (Designated as Phase 1, Unit B in Declaration)	1.9607%
Phase 2, Unit 25	1.9607%
Phase 2, Unit 26	1.9607%
Phase 3, Unit 23	1.9607%
Phase 3, Unit 24	1.9607%
Phase 4, Unit 21	1.9607%
Phase 4, Unit 22	1.9607%
Phase 5, Unit 20	1.9607%
Phase 6, Unit 19	1.9607%
Phase 7, Unit 17	1.9607%
Phase 7, Unit 18	1.9607%
Phase 8, Unit 15	1.9607%
Phase 8, Unit 16	1.9607%
Phase 9, Unit 13	1.9607%
Phase 9, Unit 14	1.9607%
Phase 10, Unit 11	1.9607%
Phase 10, Unit 12	1.9607%
Phase 11, Unit 9	1.9607%
Phase 11, Unit 10	1.9607%
Phase 12, Unit 7	1.9607%
Phase 12, Unit 8	1.9607%
Phase 13, Unit 5	1.9607%
Phase 13, Unit 6	1.9607%
Phase 14, Unit 3	1.9607%
Phase 14, Unit 4	1.9607%

Phase 15, Unit 1	1.9607%
Phase 15, Unit 2	1.9607%
Phase 16, Unit 35	1.9607%
Phase 16, Unit 36	1.9607%
Phase 17, Unit 34	1.9607%
Phase 18, Unit 33	1.9607%
Phase 19, Unit 31	1.9607%
Phase 19, Unit 32	1.9607%
Phase 20, Unit 29	1.9607%
Phase 20, Unit 30	1.9607%
Phase 21, Unit 37	1.9607%
Phase 22, Unit 38	1.9607%
Phase 22, Unit 39	1.9607%
Phase 23, Unit 41	1.9607%
Phase 24, Unit 42	1.9607%
Phase 24, Unit 43	1.9607%
Phase 25, Unit 44	1.9607%
Phase 26, Unit 45	1.9607%
Phase 27, Unit 46	1.9607%
Phase 28, Unit 47	1.9607%
Phase 28, Unit 48	1.9607%
Phase 29, Unit 49	1.9607%
Phase 29, Unit 50	1.9607 %
Phase 30, Unit 51	1.9607%
Phase 30, Unit 52	1.9607%

100.00 %