

RECORDED - 611126
 KATHERINE LEE PAYNE
 REGISTER OF DEEDS
 GUILFORD COUNTY, NC
 BOOK: 5594
 PAGE(S) : 0229 TO 0238
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08/30/2002 GUILFORD CO. NC
 1 MISC DOCUMENTS 611126 \$12.00
 8 MISC DOC ADDN PGS \$24.00
 1 PROBATE FEE \$2.00

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR INDIGO AT THE LAKE CONDOMINIUM ADDING PHASE 11, SECTION ONE

BEAVERS P/U

HDS Builders, Inc., a North Carolina corporation with a place of business in Guilford County, North Carolina, hereinafter referred to as "HDS," created and established a Condominium known as "Indigo at the Lake Condominium" (the "Condominium"), by the recordation of a Declaration of Condominium in Book 4408, Page 1718, of the Guilford County Registry (the "Declaration"), and added additional real estate to the Condominium by the recordation of an Amendment to Declaration of Condominium recorded in Book 4450, Page 1755 (the "Phase 2 Amendment") and an Amendment to Declaration of Condominium recorded in Book 4546, Page 0237 (the "Phase 3 Amendment").

Article V(F) of the Declaration provides that in the event a party other than HDS owns any undeveloped portion of the property described in Exhibit "C" of the Declaration and wishes to add such property to the Condominium and to create thereon additional Units, Common Elements and Limited Common Elements, such party shall be entitled to do so and shall, upon recordation of an Amendment to the Declaration adding such additional real property to the Condominium, succeed to all rights of Declarant under the Declaration, the Articles and Bylaws.

D. Stone Builders, Inc., a North Carolina corporation with a place of business in Guilford County, North Carolina, upon recording of an Amendment to Declaration of Condominium recorded in Book 4715, Page 1049 of the Guilford County Registry (the "Phase 5 Amendment"), succeeded to all rights of HDS as Declarant under the Declaration, Articles and Bylaws. Also, upon such recordation, the rights of HDS as Declarant terminated, except such rights as to which HDS is entitled by virtue of its ownership of any Unit. Pursuant to Article V(F) of the Declaration, D. Stone Builders, Inc. shall hereinafter be referred to as "Declarant."

Subsequent to the recordation of the Phase 5 Amendment, Declarant added additional real estate to the Condominium by the recordation in the Guilford County Registry of an Amendment to Declaration of Condominium recorded in Book 4743, Page 1474 (the "Phase 15 and Phase 17 Amendment"), an Amendment to Declaration of Condominium recorded in Book 4787, Page 426 (the "Phase 12 Amendment"), an Amendment to Declaration of Condominium recorded in Book 4819, Page 836 (the "Phase 14 Amendment"), an Amendment to Declaration of Condominium recorded in Book 4875, Page 1929 (the "Phase 10 Amendment"), an Amendment to Declaration of Condominium recorded in Book 4882, Page 880 (the "Phase 4 Amendment"), an Amendment to Declaration of Condominium recorded in Book 4901, Page 1144 (the "Phase 16 Amendment"), an Amendment to Declaration of Condominium recorded in Book 5130, Page 1427 (the "Phase 6, Section One Amendment"), an Amendment to Declaration of Condominium recorded in Book 5457, Page 425 (the "Phase 8 Amendment"), an Amendment to Declaration of Condominium recorded in Book 5524, Page 921 (the "Phase 9, Section One Amendment"), and an Amendment to Declaration of Condominium recorded in Book 5524, Page 933 (the "Phase 13, Section One Amendment"). The Phase 2 Amendment, Phase 3 Amendment, Phase 5 Amendment, Phase 15 and Phase 17 Amendment, Phase 12 Amendment, Phase 14 Amendment, Phase 10 Amendment, Phase 4 Amendment, Phase 16 Amendment, Phase 6, Section One Amendment, Phase 8 Amendment, Phase 9, Section One Amendment, and Phase 13,

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Section One Amendment shall be referred to collectively herein as the "Prior Amendments."

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 V(A) and V(F) 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 11, Section One, 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 11, Section One 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 wood deck to the rear of Unit 44 (the "Unit") is allocated exclusively to the Unit.

The storage area which is accessible through the Unit and/or which is located over the garage which is a part of the Unit is 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 the Unit are allocated exclusively to the Unit.

The Phase 11, Section One Condominium Plan is recorded in Condominium Plat Book 007, Pages 146 and 147 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 Exhibits "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 VII 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 V of the Declaration.

1. Easements for ingress, regress and egress reserved by Newco Land, Inc. in deed to D. Stone Builders, Inc. recorded in Book 5445, Page 2015, of the Guilford County Registry;

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2. Easements shown on the Phase 11, Section One Condominium Plan.

Except as specifically amended by the Prior Amendments and as specifically amended herein, the Declaration of Condominium for Indigo at the Lake 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 27th day of August, 2002.

D. STONE BUILDERS, INC.

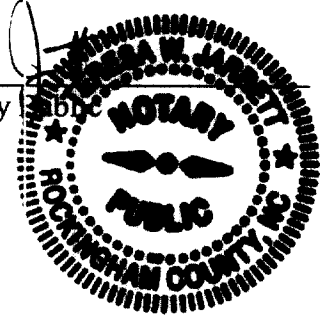
By: [Signature]
President

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Teresa W. Jarrett, a Notary Public, do hereby certify that Dwight D. Stone personally appeared before me this day and acknowledged that he is the President of D. STONE BUILDERS, INC., a corporation, and that by authority duly given, and as the act of the corporation, the foregoing instrument was signed in its name by him as its President for and on behalf of the corporation.

WITNESS my hand and official seal this the 27th day of August, 2002.

Teresa W. Jarrett
Notary Public


My Commission Expires:

5.24.05

Newco Land, Inc., a North Carolina corporation and successor to Cornwallis Development Co., evidences its consent to the recording of this Amendment to Declaration of Condominium, pursuant to the provisions of Paragraph 1(C) of the Warranty Deed from Newco Land, Inc. to D. Stone Builders, Inc., which Warranty Deed is recorded in Book 5474, Page 166, of the Guilford County Registry.

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NEWCO LAND, INC

By: *[Signature]*
President

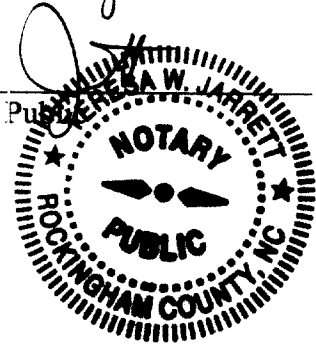
STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Teresa W Jarrett, a Notary Public, do hereby certify that Dwight D. Stone personally appeared before me this day and acknowledged that he is President of Newco Land, Inc., a North Carolina corporation, and that by authority duly given, and as the act of the corporation, the foregoing instrument was signed in its name by him as its President for and on behalf of the corporation.

WITNESS my hand and official seal this the 27th day of August, 2002.

Teresa W Jarrett
Notary Public

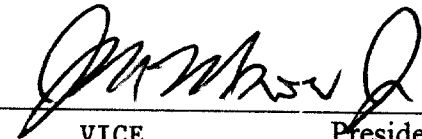


My Commission Expires:
5-24-05

Branch Banking and Trust Company, as holder of a 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 5474, Page 171, Guilford County Registry, and BB&T Collateral Service Corporation 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.

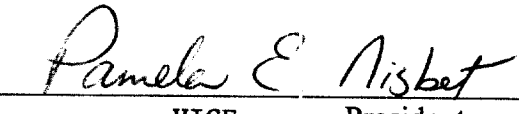
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BRANCH BANKING AND TRUST COMPANY

By: 
VICE President J M MORROW JR.

TRUSTEE:

BB&T COLLATERAL SERVICE CORPORATION

By: 
VICE President

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, THE UNDERSIGNED, a Notary Public, do hereby certify that J M MORROW JR. personally appeared before me this day and acknowledged that he/she is VICE President of Branch Banking and Trust Company, a banking corporation, and that by authority duly given, and as the act of the corporation, the foregoing instrument was signed in its name by its VICE President for and on behalf of the corporation.

WITNESS my hand and official seal this the 27 day of AUGUST, 2002.

Tanya B. Faircloth
Notary Public



My Commission Expires:

6-18-07

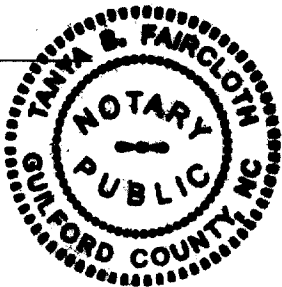
STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, THE UNDERSIGNED, a Notary Public, do hereby certify that PAMELA E. NISBET personally appeared before me this day and acknowledged that he/she is VICE President of BB&T Collateral Service Corporation, a corporation, and that by authority duly given, and as the act of the corporation, the foregoing instrument was signed in its name by its VICE President for and on behalf of the corporation.

WITNESS my hand and official seal this the 27 day of AUGUST, 2002.

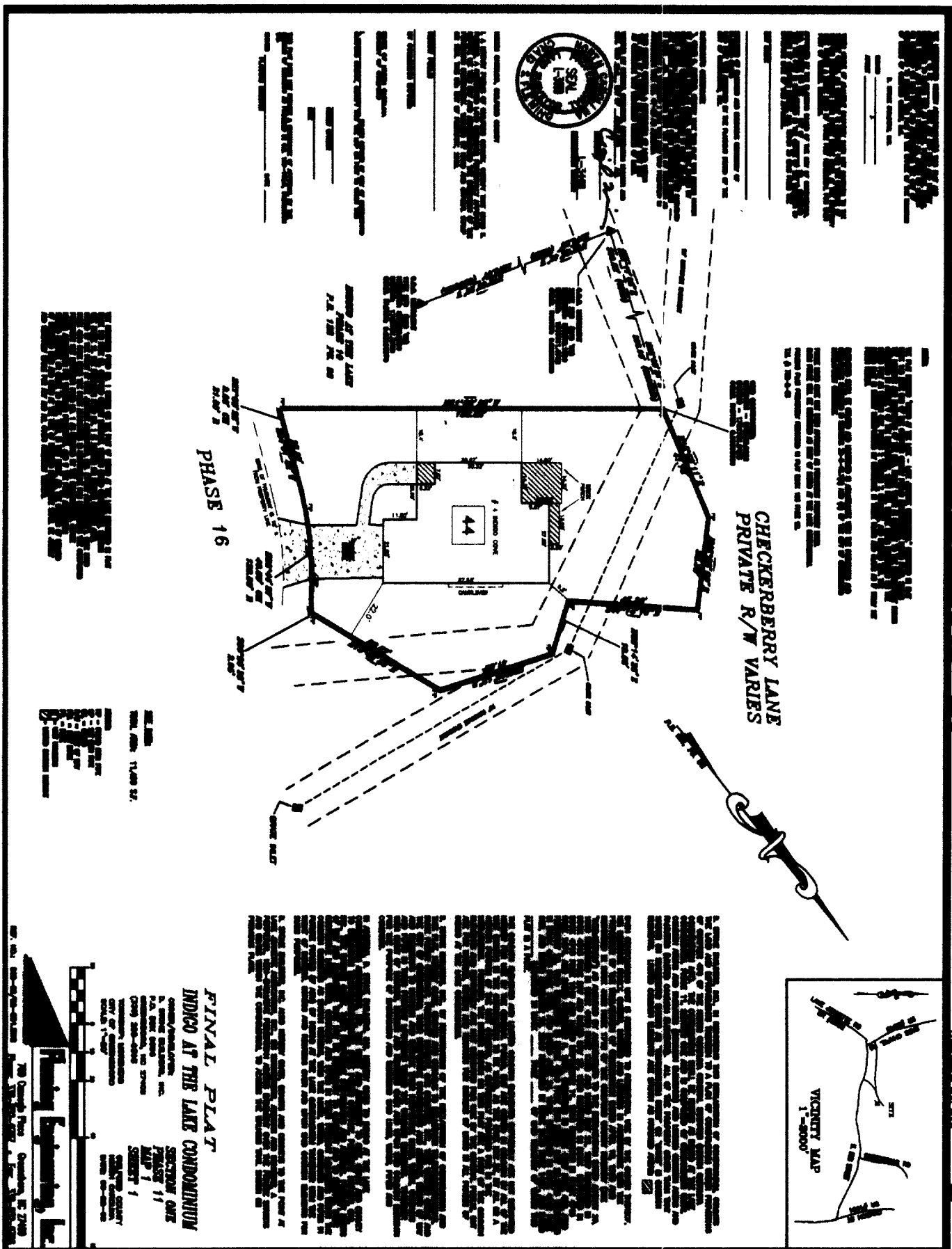
Tanya B. Faircloth
Notary Public



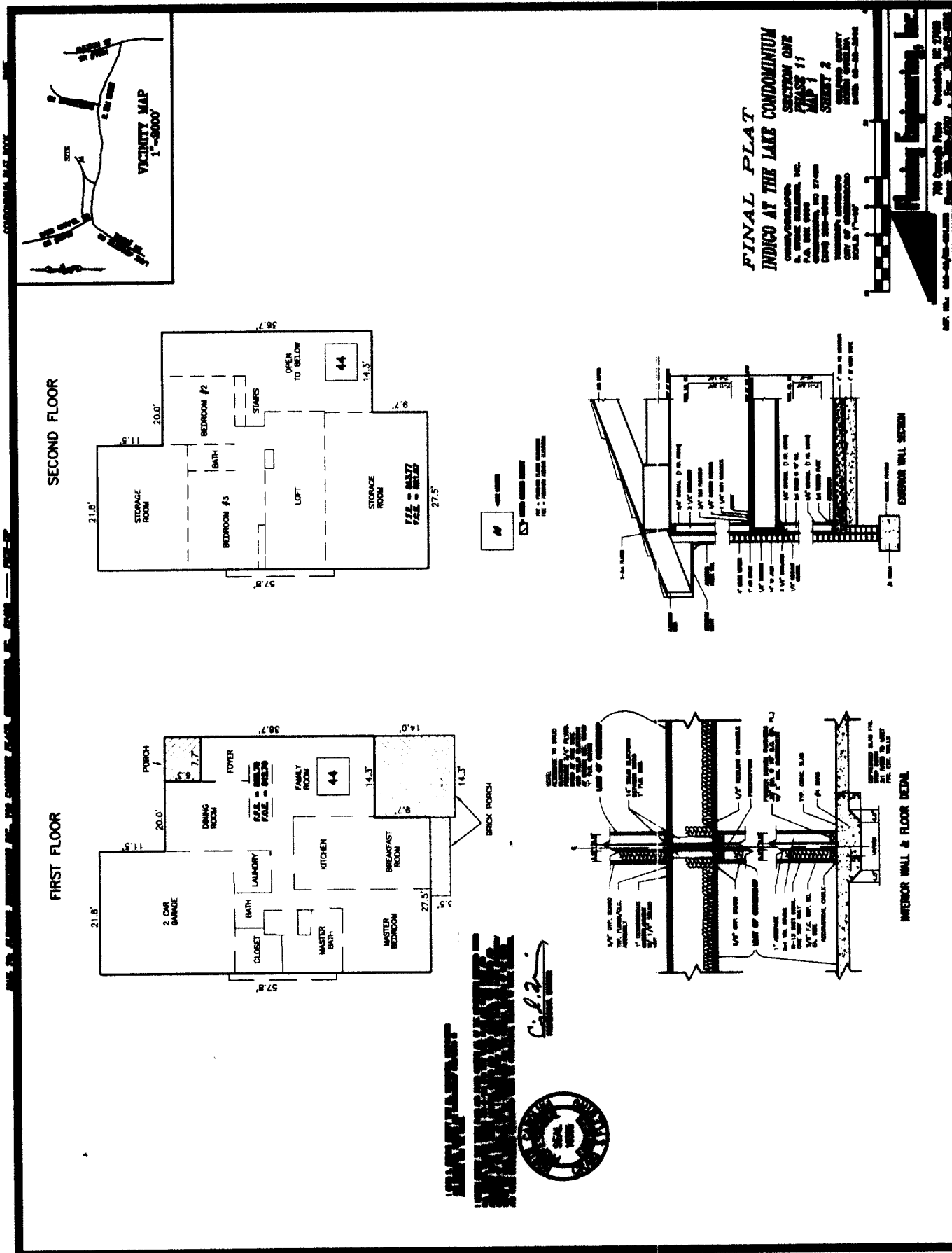
My Commission Expires:

6-18-07

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THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENTAL AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THE ORIGINAL PLAT OF WHICH THIS MAP IS A REDUCED COPY HAS BEEN REVIEWED BY THE CITY OF GREENSBORO PLANNING DEPARTMENT AND IS RECORDED SIMULTANEOUSLY WITH THE AMENDMENT TO WHICH THIS MAP IS ATTACHED.



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THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENTAL AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THE ORIGINAL PLAT OF WHICH THIS MAP IS A REDUCED COPY HAS BEEN REVIEWED BY THE CITY OF GREENSBORO PLANNING DEPARTMENT AND IS BEING RECORDED SIMULTANEOUSLY WITH THE AMENDMENT TO DECLARATION TO WHICH THIS MAP IS ATTACHED.

Indigo at the Lake Condominium
Amendment to Declaration of Condominium
Exhibit "B"

Phases 1, 2, 3, 5, 15, 17, 12, 14, 10, 16, 4, 6, Section One,
8, 9, Section One, 13, Section One, 11, Section One

<u>Unit Number</u>	<u>Allocated Interest In Common Elements</u>
1	1.850
2	1.850
3	2.210
4	1.850
5	1.850
6	2.210
7	1.950
8	2.210
9	1.850
10	1.850
11	2.210
12	1.850
13	1.850
14	2.210
15	1.850
16	1.850
17	2.210
18	1.850
19	2.210
20	1.950
21	2.210
22	1.850
23	1.850
24	2.210
25	1.850
26	1.950
27	2.210
28	1.950
29	2.210
30	2.210
31	2.210
32	2.210
33	2.210
34	2.210
35	2.210
38	2.210
39	2.210
41	2.210
42	2.210
43	2.210
44	2.210
46	2.210
47	2.210
48	2.210
50	2.210
51	2.210
52	2.210
53	<u>2.210</u>

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KATHERINE LEE PAYNE, REGISTER OF DEEDS
GUILFORD COUNTY
201 SOUTH EUGENE STREET
GREENSBORO, NC 27402

State of North Carolina, County of Guilford

The foregoing certificate of Teresa W Garrett
Tanya B Faircloth

A Notary (Notaries) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

By: Jane Schultz
Deputy - Assistant Register of Deeds

This certification sheet is a vital part of your recorded document.
Please retain with original document and submit when re-recording.