

North Carolina
Wake County

1st Amendment to Declaration of condominiums for
Lynnbroke Centre recorded in Book _011802_,
Page _01157, Wake County Registry.

Kimberly Development Group, LLC, as Declarant previously filed the declaration of Condominiums for Lynnbroke Centre in Book _011802_, Page _01157_, Wake County Registry. The said plat for said Condominiums is filed in CM2005 -395A1, said Registry.

Pursuant to North Carolina G.S 47-2-117 the Declarant hereby adopts the following nominal amendments to the Declaration for Lynnbroke Centre as filed in Condominium file No. 2005-395, Wake County Registry.

1. Sections 2.04, 2.05 and following text have been added to follow sections 2.03 on page 2.

2.04 Unit Designations. The Unit designation of each Condominium Unit, location, floor plan and typical description are set forth in the Plans for this condominium filed in the office of the Register of Deeds of Wake County, North Carolina in the file number referenced at the top of the first page of this declaration. The maximum number of condo units that could be created in Lynnbroke Centre will be 18 units for a total of 21,000 sq ft.

2.05 Other Descriptions. Actual building locations, limited common areas, utility lines, ground elevations, building elevations, and other land and construction information shall be found in the Condominium Unit Ownership file which number is referenced at the top of the first page of this declaration recorded in the office of the Register of Deeds of Wake County, North Carolina.

The liens, easements, defects and encumbrances on the property to which the rights of the Unit Owners and Occupants are hereby made subject are set out on Exhibit E.

WAKE COUNTY, NC 348
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/23/2006 AT 11:58:16

- 2. Section 42 is hereby modified and inserted after Section 41 of the Declaration for Lynnbrooke Centre as follows:**

42.

PARKING

Notwithstanding anything contained in this Declaration, the Bylaws or the Rules and Regulations to the contrary, (i) the owner of Unit No. 206 (the "Unit 206 Owner") is hereby allocated and dedicated twelve (12) contiguous parking spaces as shown on Exhibit D attached hereto as a Limited Common Element for the exclusive use of the Unit 206 Owner and its guests and invitees, (ii) the Association shall have the right and responsibility to enforce this and any other parking restrictions set forth herein, (iii) said allocation and dedication of parking spaces to the Unit 206 Owner shall not be changed without the consent of the Unit 206 Owner, (iv) the Unit 206 Owner shall have the right to transfer said allocated and dedicated parking spaces along with any sale or transfer of that Unit to a third party, and (v) the maintenance of these allocated and dedicated parking spaces, along with the maintenance of all other parking spaces on the Property, shall be a Common Expense of the Association.

Each owner, is allocated 4 parking spaces per 1,250 sq ft of office space. No tenant will be allowed to upset the parking ratio within Lynnbrooke Centre without penalties. Parking spaces will be assigned if parking becomes a problem with 4 spaces per 1,250 sq ft.

- 3. Exhibit "D" is being added to the Declarations for Lynnbrooke Centre attached as follows:**
- 4. Exhibit "E" is being added to the Declarations for Lynnbrooke Centre attached as follows:**
- 5. Condo Building Maps are being recorded for Lynnbrooke Centre as well. Front, Rear and building suite layouts are the drawings that make up the Condo Building Maps.**

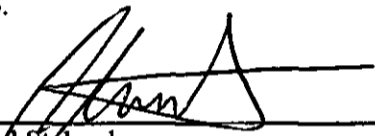
CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting President of the Kimberly Development Group LLC, a North Carolina corporation, and

THAT the foregoing Declaration constitutes the original Declaration of such Association and were duly adopted at a meeting of the Board of Directors thereof, held on the 15 day of June 2006.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the Association this 15 day of June, 2006.



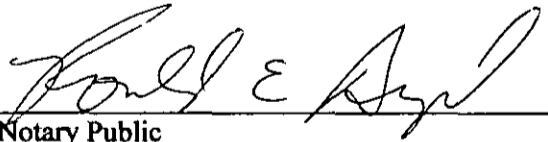
Chad Stelmok
President Kimberly Development Group, LLC

North Carolina
Wake County

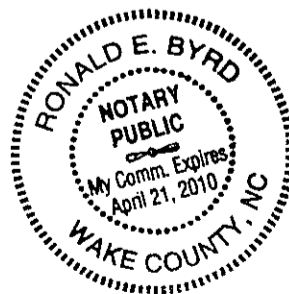
I, the undersigned Notary Public of said county and State, do hereby certify that CHAD Stelmok, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 15 day of June 2006.

My Commission Expires:
4/21/2010



Notary Public



CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of the Lynnbrooke Centre Condominiums Association, Inc., a North Carolina nonprofit corporation, and

THAT the foregoing Bylaws constitute the original Bylaws of such Association and were duly adopted at a meeting of the Board of Directors thereof, held on the 15 day of June 2005.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the Association this 15 day of June, 2006.

[Signature]
Secretary

North Carolina
Wake County

I, the undersigned Notary Public of said county and State, do hereby certify that CHAD STELMOK, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 15 day of June, 2006.

My Commission Expires:
4/21/2010

[Signature]
Notary Public

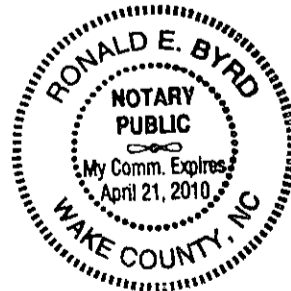
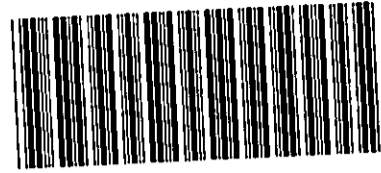


EXHIBIT E
TO
THAT DECLARATION FOR
LYNNBROOKE CENTRE CONDOMINIUM

- a.) **Building, subdivision and zoning laws and ordinances and State and Federal regulations.**
- b.) **The provisions of the Articles of Incorporation and the bylaws of Lynnbrooke Centre Condominium Association, Inc.**
- c.) **The plat and plans of the condominium.**
- d.) **The provisions of the North Carolina Condominium Act (Chapter 47C, North Carolina General Statutes.)**
- e.) **The following matters that are recorded in Book 011844 and Page 915, Wake County Registry: Carolina Power and Light / Progress Energy easement for power to buildings.**
- f.) **Deed of Trust from Kimberly Development Group, LLC to RBC Centura Bank, dated March 1st, 2006, as recorded in Book 011842 and Page 2281 Wake County Registry, securing a loan in the original principal sum of \$1,200,000.**
- g.) **Assignment of Leases and Rents from Kimberly Development Group, LLC to RBC Centura Bank, dated March 1st, 2006 as recorded in Book 011842 and Page 2298 Wake County Registry.**



BOOK:012024 PAGE:02282 - 02288

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
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