

DB



20100318000051800 AMD  
Bk:RB4915 Pg:585  
03/18/2010 08:32:06 AM 1/3

1  
M

FILED Joyce H. Pearson  
Register of Deeds, Orange Co, NC  
Recording Fee: \$20.00  
NC Real Estate TX: \$.00

M

**FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP FOR EASTRIDGE OFFICE CONDOMINIUMS**

Prepared By: David Rooks, Northen Blue, L.L.P.  
Return to: David Anna, P. O. Box 4040, Chapel Hill, NC 27515

Units: 9890-81-1981.001 through .003 **MAB**

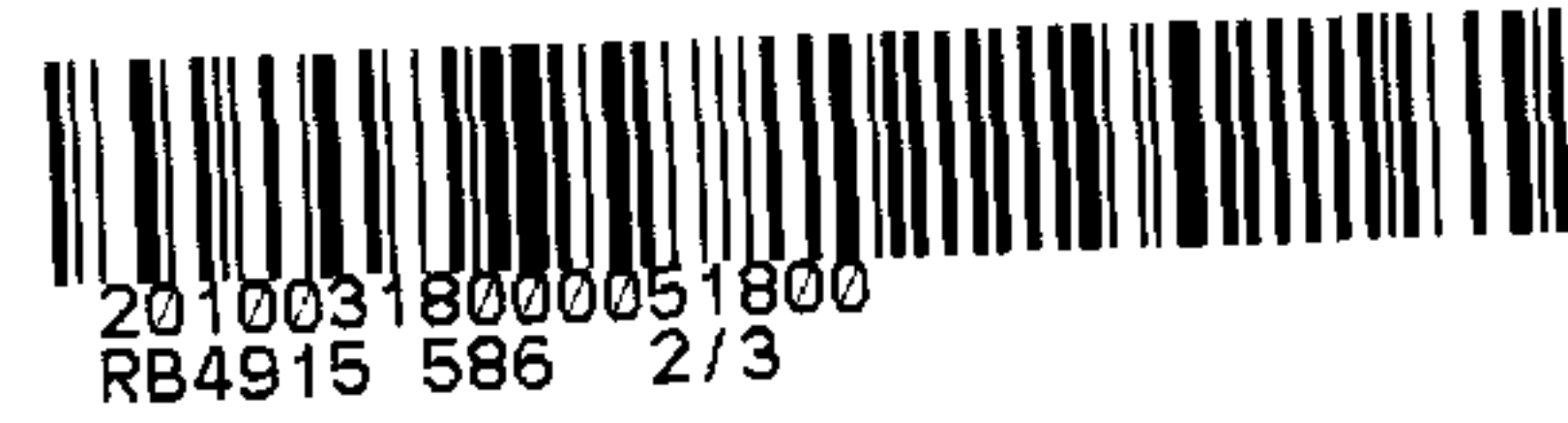
WHEREAS, Anna Family Offices, LLC, 211 Cloister Court, Post Office Box 4040, Chapel Hill, North Carolina 27515, hereinafter referred to as the "Declarant" executed a Declaration of Unit Ownership for EastRidge Office Condominiums which is recorded at Book 4911, Page 360, Orange County Registry (the "Declaration"); and,

WHEREAS, Section 19 of the Declaration provides that it may be amended on the vote of at least sixty-seven percent (67%) in common interest of all unit owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the Bylaws; and,

WHEREAS, Declarant owns 100% in the units on the Condominium and after a meeting duly held in accordance with the Bylaws, approved the following amendments to the Declaration;

NOW THEREFORE, the Declarant does hereby publish and declare that the Declaration is amended as follows:

- Section 2(b) is amended to read as follows:  
The building located on the land described in Exhibit A is a two-story building of steel frame, masonry veneer and synthetic stucco construction, suspended over parking areas as more particularly described in the plans of filed at Book 106, Page 134 through 138 and amended by the plans filed in Book 106, Page 152 - 153 (the "Plans"). The building currently contains three condominium units.



Declarant reserves the right to create a total of eleven condominium units from the units described as Units 311 and 321 herein for a total of twelve condominium units in the building. The current unit designation of each unit and the floor level on which said unit is to be located, subject to further amendment, are as follows:

- |      |                           |                            |
|------|---------------------------|----------------------------|
| i.   | <b><u>Floor Level</u></b> | <b><u>Unit Numbers</u></b> |
| ii.  | First Floor               | 311 and 319                |
| iii. | Second Floor              | 321                        |

2. Exhibits A and B to the Declaration are amended to read as follows:

**EXHIBIT A TO DECLARATION**  
**DESCRIPTION OF LAND AND UNITS**

**Land:**

Being all of Lot 6, Eastowne Hills, as reflected in plat recorded at Plat Book 37, at Page 163, Orange County Registry.

PIN 9890-81-1981

**Units:**

See as-built survey and condominium plats recorded in Plat Book 106, at Pages 134 through 138 and as amended at Plat Book 106, at Pages 152 through 153, Orange County Registry.

**EXHIBIT B TO DECLARATION**  
**INITIAL UNDIVIDED INTEREST OF UNITS**

<b><u>Unit No.</u></b>	<b><u>Square Footage of Unit</u></b>	<b><u>Votes</u></b>	<b><u>Interest in Common Elements</u></b>	<b><u>Limited Common Elements</u></b>
311	4682	34	34.28%	HVAC Unit
319	2047	15	14.99%	HVAC Unit
321	6930	51	50.74%	HVAC Unit
	13659	100	100%	



3. Except as amended herein, the undersigned ratify and confirm the Declaration.

IN WITNESS WHEREOF, the Declarant and EastRidge Office Owners Association, Inc. have caused this instrument to be executed in its corporate name by its duly authorized officers or managers this the 17<sup>th</sup> day of March 2010.

Anna Family Offices, LLC

By: [Signature]  
David F. Anna, Manager

EastRidge Office Owners Association, Inc.

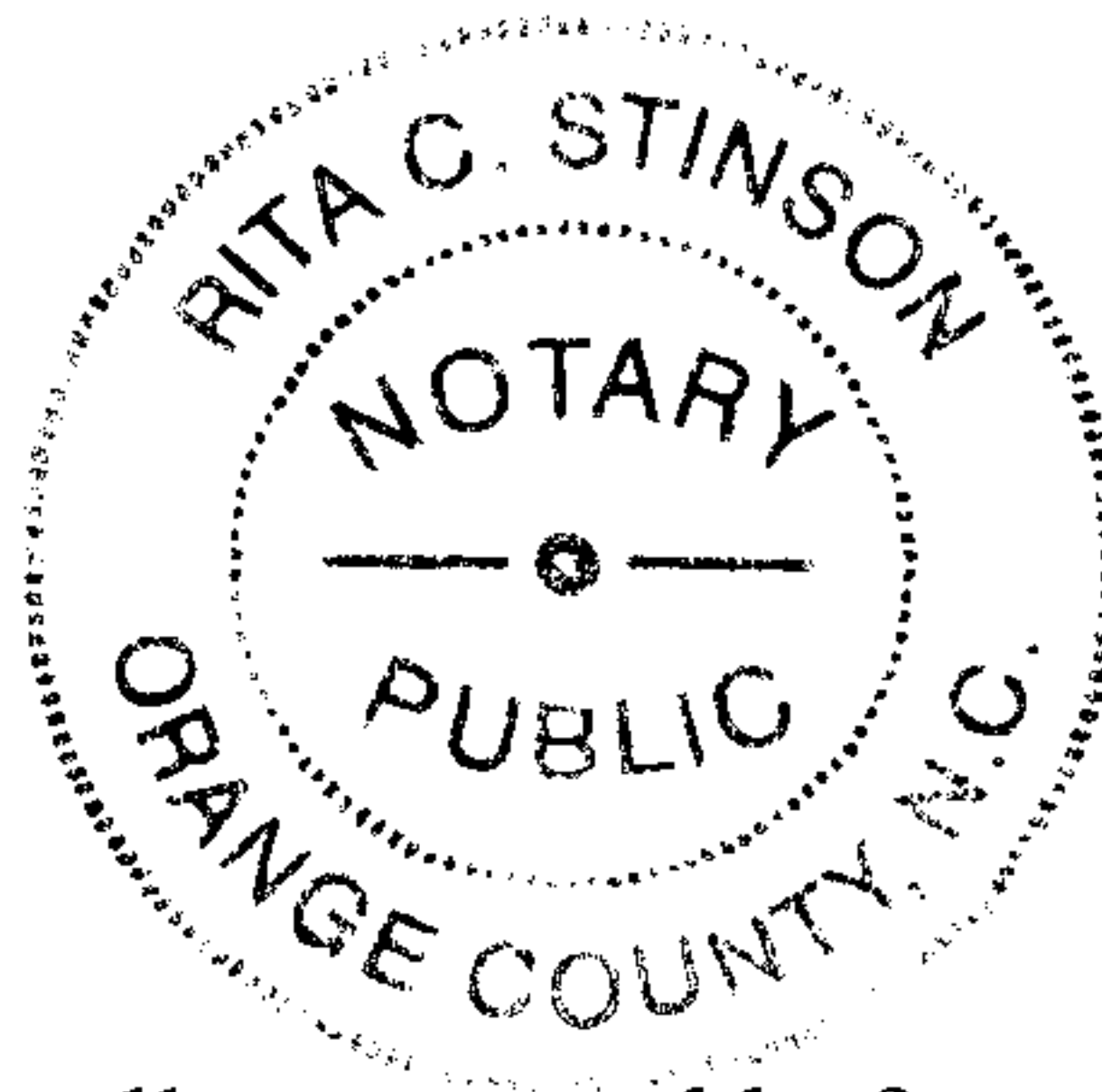
By: [Signature]  
David F. Anna, President

STATE OF NORTH CAROLINA  
COUNTY OF Orange

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document in the capacity indicated, David F. Anna, manager, Anna Family Offices, LLC

Witness my hand and official stamp or seal, this the 17<sup>th</sup> day of March, 2010.

[Signature]  
Notary Public  
My commission expires: 11/29/14



STATE OF NORTH CAROLINA  
COUNTY OF Orange

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document in the capacity indicated, David F. Anna, President EastRidge Owners Association, Inc.

Witness my hand and official stamp or seal, this the 17<sup>th</sup> day of March, 2010.

[Signature]  
Notary Public  
My commission expires: 11/29/14

