

J. C. Tuttle

BOOK 825 PAGE 291

NORTH CAROLINA
CALDWELL COUNTY

AMENDMENT

Associated Land Developers, Inc., the declarant, in the Declaration of Governor's Square Condominiums recorded in Book 792, at Page 614 and following, of Caldwell County Registry, hereby amends the first page of said declaration which is recorded at Page 614 in that first paragraph in that the first paragraph names Governor's Square Condominiums, Inc., as the declarant and should read Associated Land Developers, Inc., as the declarant. The said amended first paragraph to read as follows:

THIS DECLARATION made on the date hereinafter set forth, by Associated Land Developers, Inc., a North Carolina corporation with its principal place of business in Caldwell County, North Carolina, hereinafter called "Declarant";

The remainder of the said first page remains as stated. The amended first page of said declaration is attached hereto marked "Exhibit A".

This 15th day of November, 1983.

ASSOCIATED LAND DEVELOPERS, INC.

by: [Signature]
President

Attest: [Signature]
Secretary



NORTH CAROLINA
Caldwell COUNTY

I, a Notary Public of the County and State aforesaid, certify that Gerald G. Crooks personally came before me this day and acknowledged that he is Secretary of Associated Land Developers, 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 its Secretary.

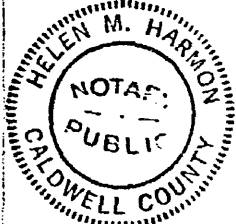
Witness my hand and official stamp or seal, this 15th day of November, 1983.

[Signature]
Notary Public

My commission expires: May 30, 1984 presented for registration at 2:19

o'clock P.M., this 3 day of February 19 84, and recorded in the office of Register of Deeds of Caldwell County N. C. in Book 825 Page 292

Patsy Thomas Fowler
Register of Deeds, Caldwell County



CARROLL D. TUTTLE
7 NORTH MAIN STREET
POST OFFICE DRAWER E
GRANITE FALLS, N.C. 22630

EXHIBIT "A"

BOOK 825 PAGE 292

BOOK 792 PAGE 614

DECLARATION OF THE GOVERNOR'S SQUARE CONDOMINIUMS

THIS DECLARATION, made on the date hereinafter set forth, by Associated Land Developers, Inc., a North Carolina Corporation with its principal place of business in Caldwell County, North Carolina, hereinafter called "Declarant";

W I T N E S S E T H

WHEREAS, Declarant is the owner in fee simple of the land hereinafter described and a multi-unit residential building and other improvements heretofore or hereinafter to be constructed thereon, said land and improvements being hereinafter referred to as the "Condominium Property"; and

WHEREAS, by this Declaration, Declarant intends to submit said Condominium Property to the North Carolina Unit Ownership Act as set forth in Chapter 47A of the North Carolina General Statutes, hereinafter called the "Unit Ownership Act", thereby creating a condominium known as GOVERNOR'S SQUARE CONDOMINIUMS; and

WHEREAS, the condominium form of ownership provides for a separate title to each residential unit which will include an undivided interest in the property that remains, and under the Unit Ownership Act it is necessary to explicitly set forth the rights, privileges and obligations of the Declarant, future unit owners, the Association of Unit Owners, mortgagees and others who may acquire an interest in the Condominium Property.

NOW, THEREFORE, pursuant to the matters set forth in the premises, the Declarant, on behalf of itself, its successors and assigns and any person having or acquiring any interest of any kind in the Condominium Property, their grantees, successors, heirs, executors, administrators, devisees and assigns, hereby submits such property to the provisions of the Unit Ownership Act and pursuant thereto does declare:

ARTICLE I

NAME - LOCATION

The name of the Condominium is and shall be GOVERNOR'S SQUARE CONDOMINIUMS.

The location of the Condominium Property is Caldwell County.

ARTICLE II

DESCRIPTION OF PROPERTY

The Condominium Property consists of all property described and identified as set forth in EXHIBIT "A" attached hereto and incorporated by reference, and the buildings and other improvements erected thereon. The Declarant owns additional property appurtenant to the above-described property which is more particularly described on EXHIBIT "B" attached hereto and incorporated herein by reference. Such property or portion thereof may be annexed by

NORTH CAROLINA CALDWELL COUNTY THE FOREGOING CERTIFICATE OF:

Helen H. Harmon Notary of county state

NP of Caldwell County Notary of county state

is certified to be correct

This the 3 day of February, 19 84

Patsy Thomas Fowler Register of Deeds Deputy

Drawn By:
Carroll D. Tuttle
Attorney at Law

BOOK 832 PAGE 491

NORTH CAROLINA
CALDWELL COUNTY

AMENDMENT TO DECLARATION OF
GOVERNORS' SQUARE CONDOMINIUMS
Recorded in Book 792, at page 614
(PHASE II)

Associated Land Developers, Inc., the Declarant as set forth in that certain Declaration of Governors' Square Condominiums recorded in Book 792, at page 614, Caldwell County Registry, Pursuant to ARTICLE XI of said Declaration in order to annex the first tract as set forth in Exhibit "B" of said Declaration to incorporate said land into the condominium property as Phase II and submit said property to the Unit Ownership Act and the rights, privileges, terms and conditions of Governors' Square Condominiums, its by-laws and rules.

NOW THEREFORE, Declarant, pursuant to ARTICLE XI of the Declaration of Governors' Square Condominiums as set forth in Book 792, at page 614, and following, hereby AMENDS said Declaration as follows:

A. Declarant hereby annexes and submits the following described property to Governors' Square Condominiums, its by-laws and rules as set forth in said Declaration. Said property being the first tract as set forth in Exhibit "B" of said Declaration being in Lovelady Township, Caldwell County, and more particularly described as follows:

PHASE II, GOVERNORS' SQUARE CONDOMINIUMS

BEGINNING on iron stake set at the northern side of the Grace Chapel Road, State Road 1751, and being the Southeast corner of Lot No. 1 as shown on the plat of Northlakes Knoll, Phase I, recorded in Plat Book 9 at Page 97, Caldwell County Registry; and proceeding from said beginning point and with the eastern line of Lot No. 1, Northlakes Knoll, Phase I, North 16° 46' West, 116.26 feet to an iron stake; thence North 75° 00' East, 256.63 feet to an iron stake at the western edge of Lakewood Terrace; thence with the arc of a curve having a radius of 561.04 feet, South 4° 58' 24" East, a chord distance of 16.77 feet to an iron stake; thence South 4° 07' East, 66.05 feet to an iron stake; thence with the arc of a curve having a radius of 40 feet, South 79° 50' West, an arc distance of 55.73 feet to an iron stake (T = 33.47 feet); thence South 75° 43' West, 87.79 feet to an iron stake; thence South 73° 14' West, 50 feet to an iron stake; thence South 73° 05' West, 60 feet to the beginning.

B. Declarant hereby AMENDS Exhibit "D" of said Declaration in order to reflect the changes and relative value of the units, the new amended Exhibit "D" is attached hereto marked "AMENDED EXHIBIT "D" and incorporated herein by reference as if fully set forth herein.

C. As of the date of filing of this AMENDMENT, Declarant shall file and files herewith the Plans and Specifications for said Phase II and the Plat of Phase II. Said documents are recorded in Condominium Book ONE, at page 37-40, and in Plat Book 12, at page 76, Caldwell County Registry, reference to which is made for particular description of exact location of the building and units on the property and the location of limited common areas. The building and units are more particularly described in the plans and specifications.

D. The materials used in the construction of the additional units are of comparable quality as those used in the original units and the architectural style of the additional units is substantially the same as the original units.

E. The Amendment does not divert any owner or mortgage holder of any portion of the dwelling unit and does not materially alter the plan and development as set forth in the declaration.

F. Pursuant to the rights and powers reserved by the Declarant and granted to Declarant by each unit owner and lender in accordance with Article XI of the Declaration, the Declarant, for and on behalf of itself, each unit owner and each lender holding mortgages on such units, hereby gives consent to the Execution and recordation of this Amendment to Declaration, and does hereby Consent to all other acts necessary to give affect to this Agreement.

IN TESTIMONY WHEREOF, Declarant has executed this amendment by authority of its Board of Directors duly given and as an act of the Corporation, this 10 day of May, 1984.



ASSOCIATED LAND DEVELOPERS, INC.

By: [Signature]
President

Attest: [Signature]
Secretary

G. A. Miller (SEAL)

G. A. Miller, Trustee for Fidelity Service Corporation

FIDELITY SERVICE CORPORATION, as holder of a promissory note secured by Deed of Trust on the property described in the above Amendment to Declaration of Governors' Square Condominiums and G.A. Miller, 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 said Declaration of Governors' Square Condominiums and the amendments thereto.



FIDELITY SERVICE CORPORATION

by: [Signature]

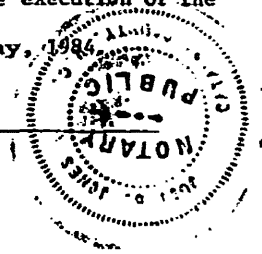
State of North Carolina

County of Catawba

I, Jud. B. Jones, a Notary Public of the County and State aforesaid do hereby certify that G.A. Miller, acting as Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal this 10th day of May, 1984.

Jud. B. Jones
Notary Public



My commission expires: 7-11-84

State of North Carolina

County of Catawba

I, William C. Herley, a Notary Public of the County and State aforesaid, do hereby certify that Franklin E. Wood personally appeared before me this and acknowledged that he is

Secretary of FIDELITY SERVICE CORPORATION and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

WITNESS my hand and official seal this 10 day of May, 1984.

William C. Herley
Notary Public



My commission expires: 4/26/84

State of North Carolina

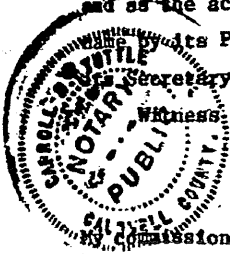
County of Caldwell

I, Carroll D. Tuttle, a Notary Public of the County and State aforesaid, do hereby certify that Gerald G. Crooks personally appeared before me this day and acknowledged that he is Secretary of ASSOCIATED LAND DEVELOPERS, 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 its _____ President, sealed with its corporate seal and attested by him as _____ Secretary.

WITNESS my hand and official seal this 11 day of May, 1984.

Carroll D. Tuttle
Notary Public



My commission expires: October

BOOK 832 PAGE 493

The foregoing Certificates of Judy B. Jones

NP of Catawba County and Carroll D. Tuttle NP of Caldwell County

William J Heuley, A N. F. of Lincoln County, N. C.

is/are certified to be correct. This instrument and this certificate are duly registered this 11 day of May, 1984, at 4:06 p. M., in Book 832, at page 491.

PATSY THOMAS FOWLER

REGISTER OF DEEDS FOR CALDWELL COUNTY, N.C.

by: Patsy Thomas Fowler
Deputy Assistant - Register of Deeds

AMENDED EXHIBIT "D"

PERCENTAGE OF UNIT OWNERSHIP

<u>Units</u>	<u>Percentage</u>
Unit 1	16.0
Unit 2	15.4
Unit 5A	19.4
Unit 6B	14.9
Unit 7B	14.9
Unit 8A	19.4

STATE OF NORTH CAROLINA
COUNTY OF CALDWELL

AMENDMENT TO DECLARATION OF
GOVERNORS' SQUARE CONDOMINIUMS
Recorded in Book 792, at page 614
(PHASE III)

Associated Land Developers, Inc., the Declarant as set forth in that certain Declaration of Governors' Square Condominiums recorded in Book 792, at page 614, Caldwell County Registry, pursuant to ARTICLE XI of said Declaration in order to annex the second tract as set forth in Exhibit "B" of said Declaration to incorporate said land into the condominium property as Phase III and to submit said property to the Unit Ownership Act and the rights, privileges, terms and conditions of Governors' Square Condominiums, its by-laws and rules.

NOW, THEREFORE, Declarant, pursuant to ARTICLE XI of the Declaration of Governors' Square Condominiums as set forth in Book 792, at page 614, and following, hereby AMENDS said Declaration as follows:

A. Declarant hereby annexes and submits the following described property to Governors Square Condominiums, its by-laws and rules as set forth in said Declaration. Said property being the second tract as set forth in Exhibit "B" of said Declaration and being in lovelady Township, Caldwell County, North Carolina, and more particularly described on the attached Exhibit "A" and incorporated hereby by reference as if fully set forth herein.

B. Declarant hereby AMENDS Exhibit "D" of said Declaration in order to reflect the changes and relative value of the units. The new amended Exhibit "D" is attached hereto marked "AMENDED EXHIBIT "D" and incorporated herein by reference as if fully set forth herein.

C. As of the date of filing of this AMENDMENT, Declarant shall file and files herewith the Plans and Specifications for said Phase III and the Plat of Phase III. Said documents are recorded in Condominium Book One (1), at page 48, and in Plat Book 13, at page 18, Caldwell County Registry, reference to which is made for particular description of exact location of the building and units on the property and the location of limited common areas. The building and units are more particularly described in the plans and Specification.

D. The materials used in the construction of the additional units are of comparable quality as those used in the original units and the architectural style of the additional units is substantially the same as the original units.

E. The Amendment does not divest any owner or mortgage holder of any portion of the dwelling unit and does not materially alter the plan and development as set forth in the Declaration.

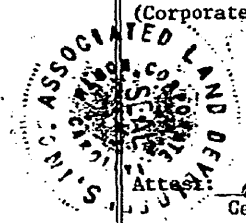
CARROLL D. TUTTLE
7 NORTH MAIN STREET
POST OFFICE DRAWER E
GRANITE FALLS, N.C. 28830

F. Pursuant to the rights and powers reserved by the Declarant and granted to Declarant by each unit owner and lender in accordance with Article XI of the Declaration, the Declarant, for and on behalf of itself, each unit owner and each lender holding mortgages on such units, hereby gives consent to the execution and recordation of this Amendment to Declaration, and does hereby consent to all other acts necessary to give effect to this agreement.

IN TESTIMENT WHEREOF, the Declarant has executed this Amendment by authority of its Board of Directors duly given and as an act of the corporation, this 2nd day of May, 1985.

(Corporate Seal)

ASSOCIATED LAND DEVELOPERS, INC.



by: Greg Schauble
Gregory E. Schauble - President

Attest: Gerald G. Crooks
Gerald G. Crooks - Secretary

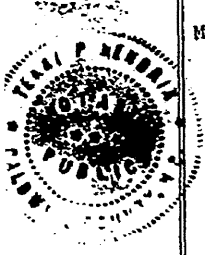
NORTH CAROLINA - CALDWELL COUNTY

I, Terri P. Hendrix, a Notary Public of the County and State aforesaid do hereby certify that Gerald G. Crooks personally appeared before me this day and acknowledged that he is Secretary of ASSOCIATED LAND DEVELOPERS, 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 its President, sealed with its corporate seal and attested by him as its Secretary.

WITNESS my hand and official seal this 2nd day of May, 1985.

Terri P. Hendrix
Notary Public

My commission expires: 3-31-89



CARROLL D. TUTTLE
7 NORTH MAIN STREET
POST OFFICE DRAWER E
RANITE FALLS, N.C. 28630

GOVERNORS' SQUARE CONDOMINIUMS
(PHASE III)

Lovelady Township, Caldwell County, North Carolina:

BEGINNING on an iron stake set at the western edge of Lakewood Terrace, and being a common corner with the southeast corner of Lot No. 16, Northlakes Knoll, Phase II, as shown on plat recorded in Plat Book 10, at page 72, Caldwell County Registry; and proceeding with the western edge of Lakewood Terrace, South 22° 24' 40" East, 89.99 feet to an iron stake; thence continuing with the edge of said street, and with the arc of a curve having a radius of 561.04 feet, South 20° 16' 36" East, a chord distance of 41.79 feet to an iron stake; thence South 72° 23' 50" West, 141.36 feet to an iron stake; thence South 75° 00' West, 125.25 feet to an iron stake in the eastern line of Lot No. 3 of Northlakes Knoll, Phase I, as shown on plat recorded in Plat Book 9, at page 97; thence proceeding with the eastern line of Lot No. 3, North 16° 46' West, 117.66 feet to an iron stake in the eastern line of Lot No. 4, Northlakes Knoll, Phase I; thence North 70° 35' East, 255.4 feet to the beginning.

The above description being the second tract as shown on Exhibit "B" of the Declaration of the Governors' Square Condominiums recorded in Book 792, at page 614, with said exhibit recorded at page 622.

EXHIBIT NO. A

Presented for registration at 11:02
o'clock A M, this 3 day of
May 1985, and recorded in
the office of Register of Deeds of Caldwell County,
N. C., in Book 858 Page 381.
Patsy Thomas Fowler [Signature]
Register of Deeds, Caldwell County ast

NORTH CAROLINA CALDWELL COUNTY
THE FOREGOING CERTIFICATE OF:
Terri P. Hendrix, A N. P. of Caldwell Co. N. C.

Notary of county state

Notary of county state
is certified to be correct
This the 3 day of May, 19 85
Patsy Thomas Fowler [Signature]
Register of Deeds Deputy ast

BOOK 858 PAGE 384

AMENDED EXHIBIT "D"

PERCENTAGE OF UNIT OWNERSHIP

<u>Units</u>	<u>Percentage</u>
<u>Phase I:</u>	
Unit 5A	11.3%
Unit 6B	8.7%
Unit 7B	8.7%
Unit 8A	11.3%
<u>Phase II:</u>	
Unit 1	9.4%
Unit 2	9.0%
<u>Phase III:</u>	
Unit 9	10.6%
Unit 10	10.2%
Unit 11	10.2%
Unit 12	10.6%
Total	100.0%