

INSTRUMENT # 2006217354



2006217354

Drawn by: Susan Irvin, Esquire  
Mail to: Marsh Law firm  
828 East Boulevard  
Charlotte, North Carolina 28203

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

**FIRST AMENDMENT TO DECLARATION  
OF AREY AT HUNTERS CROSSING CONDOMINIUM IV**

THIS FIRST AMENDMENT TO DECLARATION OF AREY AT HUNTERS CROSSING CONDOMINIUM IV (the "First Amendment") is made and executed this 18th day of October, 2006, by 16147 LANCASTER HIGHWAY, LLC, a North Carolina limited liability company, hereinafter called the "Declarant," for itself, its successors, grantees, and assigns, pursuant to the provisions of the North Carolina Condominium Act ("The Act"), Chapter 47C, North Carolina General Statutes.

WITNESSETH:

WHEREAS, the Declarant created the Arey at Hunters Crossing Condominium IV by Declaration filed for record in Book 20741 at Page 805 in the Mecklenburg County Public Registry (herein called the "Declaration"); and

WHEREAS, the Articles of Incorporation of the Arey at Hunters Crossing Condominium IV Association, Inc. (the "Association") were filed with the Secretary of State of North Carolina; and

WHEREAS, Declarant desires to subdivide Unit B as shown on the Plans into four (4) Units known as B, C, D and E as set forth herein;

NOW, THEREFORE, the Declarant and the Association do hereby publish and declare that Unit B as shown on the Plans is hereby subdivided into Units B, C, D and E. The Declaration is specifically incorporated herein by reference.

Supplemental plans for Units B, C, D and E showing floor and ceiling elevations, prepared by Geoscience Group, Inc., and consisting of 1 sheet, are incorporated herein by reference and have been filed and appear in the Unit Ownership File No. 796, Page 3 in the Mecklenburg County Public Registry.

Upon the recordation of this First Amendment, the Percentage Interest of each Unit Owner shall be and remain as follows and Exhibit B to the Declaration is hereby modified as follows:

**Exhibit B**

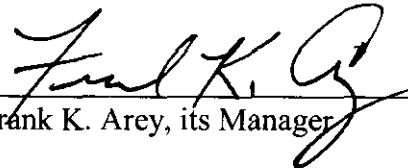
Percentage of Undivided Interest in the Common Elements

<u>Unit</u>	<u>Percentage Interest</u>	<u>Square Footage</u>
Unit A	20.435%	1,455
Unit B	20.8%	1,481
Unit C	18.53%	1,319
Unit D	19.8%	1,410
Unit E	20.435%	1,455

IN WITNESS WHEREOF, the Declarant and Association have caused this First Amendment to be signed by their duly authorized officers, as their act and deed, the day and year first above written.

**16147 LANCASTER HIGHWAY, LLC,**  
a North Carolina limited liability company

[COMPANY SEAL]

By:   
Frank K. Arey, its Manager

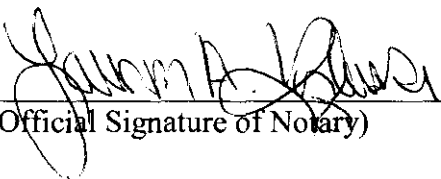
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

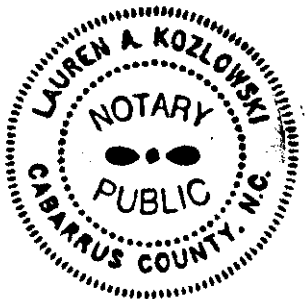
I, Lauren A. Kozlowski, a Notary Public of the County and State aforesaid, certify that Frank K. Arey, personally came before me this day, and acknowledged that he is Manager of 16147 LANCASTER HIGHWAY, LLC, a North Carolina limited liability company (the "Limited Liability Company"), and that he as Manager being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Frank K. Arey, Manager of 16147 Lancaster Highway, LLC.

October 18, 2006

  
(Official Signature of Notary)

Notary's printed name: Lauren A. Kozlowski  
Notary Public



STAMP/SEAL

My commission expires: 11/26/08

AREY AT HUNTERS CROSSING  
CONDOMINIUM IV ASSOCIATION, INC., a  
North Carolina corporation

By: Frank K. Arey  
Frank K. Arey, President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Lauren A. Kozlowski, a Notary Public of the County and State aforesaid, certify that Frank K. Arey personally came before me this day and acknowledged that he is President of Arey at Hunters Crossing Condominium IV Association, Inc., a North Carolina Corporation, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Frank K. Arey, President of Arey at Hunters Crossing Condominium IV Association, Inc.

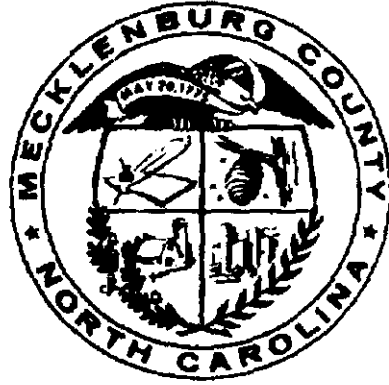
October 18, 2006

Lauren A. Kozlowski  
(Official Signature of Notary)

Notary's printed name: Lauren A. Kozlowski  
Notary Public

My commission expires: 11/26/08





JUDITH A. GIBSON  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of the recorded document, and must be submitted with original for re-recording  
and/or cancellation.

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