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C. Lanier

BOOK 594 PAGE 261

AMENDMENT
to
DECLARATION OF CONDOMINIUM
TOPSAIL REEF CONDOMINIUMS

THIS AMENDMENT to the Declaration of Condominium entitled "Topsail Reef Declaration of Condominium" (hereinafter called "Declaration") dated June 27, 1980, and filed for record in the Office of the Register of Deeds of Onslow County on July 9, 1980 in Book 579 at Page 294, et. seq., is hereby made and promulgated by NORTH TOPSAIL SHORES CONDOMINIUMS, INC. ("NTSCI"), the owner of the real property added hereto, together with each condominium unit constituting a part thereof, submitted to the aforementioned Declaration (NTSCI being the declarant therein), in accordance with the provisions of said Declaration and the By-Laws attached thereto.

The Amendments made and promulgated hereby are as follows:

1. The description of the land contained in the third paragraph on page 1 of the Declaration is hereby deleted in its entirety and inserted in its place and stead, to the same extent as if set forth in the original Declaration, is the following description:

"Being all of Lots 5, 6, 7 and 8 as shown and designated on that map or plat of TOPSAIL REEF, of record in Map Book 20, at page 69, in the Office of the Register of Deeds of Onslow County, and"

2. Paragraph (3) of the Declaration as appears on page 3 thereof entitled "Unit Designation" is hereby deleted in its entirety and inserted in its place and stead, to the same extent as if set forth in the original Declaration, is the following new paragraph (3):

"(3) Unit Designation. The unit designation of each unit, and its location are as shown on the map(s) or plat(s) of the condominium development attached hereto as Exhibits "A", "A-1", "B" and "B-1". The approximate area and number of rooms in each unit is as shown on Exhibits "A" and "A-1", also attached

in its entirety and inserted in its place and stead, to the same extent as if set forth in the original Declaration, is the following new subsection a. of paragraph (4):

"a. All land included in Lots 5, 6, 7 and 8, as hereinabove described, including that land on which the units are located."

4. The first sentence of paragraph (16) of the Declaration as appears on page 11 thereof entitled "Subordination of the Lien to Mortgages" is hereby deleted in its entirety and inserted in its place and stead, to the same extent as if set forth in the original Declaration, is the following:

"(16) Subordination of the Lien to Mortgages. The liens provided for herein shall be subordinate to the lien of any first mortgage(s) or first deeds of trust."

5. There is hereby added a new Exhibit "A-1" and "B-1", said exhibits being attached hereto and made a part hereof.

6. Exhibit "C" attached to the Declaration is hereby deleted in its entirety and inserted in its place and stead, to the same extent as if set forth in the original Declaration, is a new Exhibit "C" attached hereto and made a part hereof.

IN WITNESS WHEREOF, NORTH TOPSAIL SHORES CONDOMINIUMS, INC. has caused this Amendment to Declaration to be executed by its duly authorized officers and its corporate seal affixed, this the 12th day of February, 1981.



[Signature]

JOHN CAROL SPARLING, Secretary

NORTH TOPSAIL SHORES CONDOMINIUMS, INC.

BY *[Signature]*
BOBBY J. DIXON President

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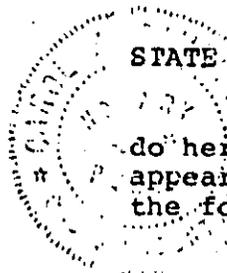
CHARLES S. LANIER, Trustee of Onslow County, North Carolina and M. F. BOSTIC of Duplin County, North Carolina and ROGER PAGE, JR. of Forsyth County, North Carolina, join in the execution of this Amendment to Declaration for the sole purpose of consenting to such amendments and for the purpose of submitting and subjecting any and all interests they, or either of them, have or may have, by virtue of that certain deed of trust recorded in Book 586, Page 575 of the Onslow County Registry, to this Amendment to Declaration.

IN WITNESS WHEREOF, CHARLES S. LANIER, Trustee and M.F. BOSTIC and ROGER PAGE, JR., have hereunto set their hands and seals this day of February, 1981.

Charles S. Lanier (SEAL)
CHARLES S. LANIER, Trustee

M. F. Bostic (SEAL)
M. F. BOSTIC

Roger Page Jr (SEAL)
ROGER PAGE, JR.



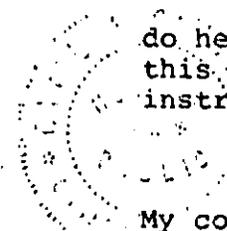
STATE OF NORTH CAROLINA, ONSLOW COUNTY

I, a Notary Public of the County and State aforesaid, do hereby certify that CHARLES S. LANIER, Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal, this 19th day of February, 1981.

My commission expires: 8/25/85 Carol A. Camburn

STATE OF NORTH CAROLINA, COUNTY



I, a Notary Public of the County and State aforesaid, do hereby certify that M. F. BOSTIC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal, this 19th day of February, 1981.

My commission expires: 8/25/85 Carol A. Camburn

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, a Notary Public of the County and State aforesaid, do hereby certify that ROGER PAGE, JR. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Carol A. Camburn

GEORGE W. COLEMAN and CHARLES S. LANIER, Co-Trustees and NATIONWIDE HOMES, INCORPORATED, a Virginia corporation, qualified to do business in the State of North Carolina, join in the execution of this Amendment to Declaration for the sole purpose of consenting to such amendments and for the purpose of submitting and subjecting any and all interests they, or either of them have or may have, by virtue of those certain two deeds of trust recorded in Book 587, Page 716 and Book 587, Page 718, respectively, of the Onslow County Registry, to this Amendment to Declaration.

IN WITNESS WHEREOF, GEORGE W. COLEMAN and CHARLES S. LANIER, Co-Trustees, have hereunto set their hands and seals this day of February, 1981, and NATIONWIDE HOMES INCORPORATED has caused this Amendment to Declaration to be executed by its duly authorized officer and its corporate seal to be hereunto affixed this day of February, 1981.



George W. Coleman (SEAL)
GEORGE W. COLEMAN, Trustee
Charles S. Lanier (SEAL)
CHARLES S. LANIER, Trustee

ATTEST:
Maura P. Fort

NATIONWIDE HOMES INCORPORATED
BY Philip T. Lester
PHILIP T. LESTER, V. Pres.

X STATE OF VIRGINIA, HENRY COUNTY

I, a Notary Public of the County and State aforesaid, do hereby certify that GEORGE W. COLEMAN, Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal, this 18th day of February, 1981.

My commission expires: August 4, 1984

Sharon C. Wilkhat

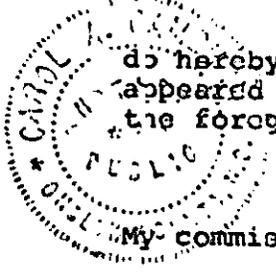
STATE OF NORTH CAROLINA, ONSLOW COUNTY

I, a Notary Public of the County and State aforesaid, do hereby certify that CHARLES S. LANIER, Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal, this 20th day of February, 1981.

My commission expires: 8/25/85

Carol A. Camburn



X STATE OF VIRGINIA, HENRY COUNTY

I, a Notary Public of the County and State aforesaid.

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EXHIBIT "A-1"

The Plans and Specifications for each unit of TOPSAIL REEF CONDOMINIUMS, prepared by Design Project, dated January 23, 1980, have been recorded in Unit Ownership and Condominium Book 1, Page 5 thru 5(f), Onslow County Registry, to which reference is made for a more full and complete description.

NORTH CAROLINA, ONSLOW COUNTY

The foregoing certificate(s) of Carol A. Camburn, Paul Dallas Jones, and Sharon C. Gilbert

XXXXX

Notary (ies) Public is (are) certified to be correct. This instrument was presented for registration and recorded in this office in Book 594 Page 261 This 20 day of February 1981 A. M. at 12:18 o'clock P. M.

Mildred M. Thomas Register of Deeds, Onslow County

Register of Deeds

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EXHIBIT "B-1"

The proposed Plot Plan for TOPSAIL REEF CONDOMINIUMS, prepared by Cowan and Jones, P.A., dated January 25, 1980, has been recorded in Unit Ownership and Condominium Book 1, Page 4, Onslow County Registry, to which reference is had for a more full and complete description.

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EXHIBIT "C"

<u>BUILDING A</u>		
<u>UNIT NUMBER</u>	<u>FAIR MARKET VALUE</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST</u>
101	\$39,900	.90
102	32,900	.742
103	32,900	.742
104	32,900	.742
105	32,900	.742
106	32,900	.742
107	32,900	.742
108	32,900	.742
109	32,900	.742
110	39,900	.90
201	39,900	.90
202	32,900	.742
203	32,900	.742
204	32,900	.742
205	32,900	.742
206	32,900	.742
207	32,900	.742
208	32,900	.742
209	32,900	.742
210	39,900	.90
301	39,900	.90
302	32,900	.742
303	32,900	.742

EXHIBIT "C" CONTINUED:

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<u>BUILDING B</u>		
<u>UNIT NUMBER</u>	<u>FAIR MARKET VALUE</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST</u>
111	\$42,900	.966
112	33,900	.765
113	33,900	.765
114	33,900	.765
115	33,900	.765
116	33,900	.765
117	33,900	.765
118	33,900	.765
119	33,900	.765
120	42,900	.968
211	42,900	.968
212	33,900	.765
213	33,900	.765
214	33,900	.765
215	33,900	.765
216	33,900	.765
217	33,900	.765
218	33,900	.765
219	33,900	.765
220	42,900	.968
311	42,900	.968
312	33,900	.765
313	33,900	.765
314	33,900	.765

EXHIBIT "C" CONTINUED:

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<u>BUILDING C</u>		
<u>UNIT NUMBER</u>	<u>FAIR MARKET VALUE</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST</u>
121	\$45,900	1.035
122	35,900	.81
123	34,900	.787
124	34,900	.787
125	35,900	.81
126	35,900	.81
127	34,900	.787
128	34,900	.787
129	35,900	.81
130	45,900	1.035
221	46,900	1.058
222	36,900	.832
223	35,900	.81
224	35,900	.81
225	37,900	.855
226	37,900	.855
227	35,900	.81
228	35,900	.81
229	36,900	.832
230	46,900	1.058
321	46,900	1.058
322	36,900	.832
323	35,900	.81
324	35,900	.81
325	37,900	.855

EXHIBIT "C" CONTINUED:

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<u>BUILDING D</u>		
<u>UNIT NUMBER</u>	<u>FAIR MARKET VALUE</u>	<u>PERCENTAGE OF UNDIVIDED INTEREST</u>
131	\$47,900	1.08
132	36,900	.832
133	35,900	.81
134	35,900	.81
135	36,900	.832
136	36,900	.832
137	35,900	.81
138	35,900	.81
139	36,900	.832
140	47,900	1.08
231	48,900	1.103
232	37,900	.855
233	36,900	.832
234	36,900	.832
235	38,900	.877
236	38,900	.877
237	36,900	.832
238	36,900	.832
239	37,900	.855
240	48,900	1.103
331	48,900	1.103
332	37,900	.855
333	36,900	.832
334	36,900	.832
335	38,900	.877