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FOR REGISTRATION REGISTER OF DEEDS
JENNIFER H. MACNEISH
NEW HANOVER COUNTY, NC
2010 MAY 04 03:11:51 PM
BK:5483 PG:2719-2726 FEE:\$32.00

INSTRUMENT # 2010012180

Drawn by & Return to *Morgan & Carter

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

FIRST AMENDMENT TO DECLARATION
CREATING UNIT OWNERSHIP OF
JUNCTION STATION BUSINESS PARK,
PHASE 1, A CONDOMINIUM

This First Amendment to Declaration Creating Unit Ownership of Junction Station Business Park, Phase 1, A Condominium is entered into this 15 day of ~~May~~, 2009 by Junction Station Business Park Unit Owners Association, Inc. (the "Association") and the unit owners of units to which at least sixty-seven percent (67%) of the votes of the Association are allocated.

Whereas, the Declaration Creating Unit Ownership of Junction Station Business Park, Phase 1, A Condominium was filed October 21, 1999 and recorded in Book 2656 at Page 916 of the New Hanover County Registry (the "Declaration"); and

Whereas, the Declaration provides in Article XVII, Section c, that there shall be at least five members of the Board of Directors; and

Whereas, the Bylaws of the Association provides in Article X, Section a, that the number of directors shall be three; and

Whereas, this amendment is made for the purpose of clarifying that the number of directors serving on the Board of Directors of the Association shall be three;

Now therefore, the undersigned being the Association and the unit owners of units to which at least sixty-seven percent (67%) of the votes of the Association are allocated hereby amend the Declaration as follows:

1. Article XVII, Section c of the Declaration is hereby deleted in its entirety and replaced with the following language:

c. No later than the termination of any period of Declarant control, the unit owners shall elect a Board of Directors of not less than three (3) members, at least a majority of whom must be unit owners. The Board of Directors shall elect officers, and board members and officers shall take office upon election.

2. Except as herein expressly amended, the Declaration remains unmodified and in full force and effect as herein amended.

3. This First Amendment to Declaration Creating Unit Ownership of Junction Station Business Park, Phase 1, A Condominium may be executed and delivered in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Junction Station Business Park Unit Owners Association, Inc., and the unit owners of units to which at least sixty-seven percent (67%) of the votes of the Association are allocated have caused this instrument to be duly signed and executed. This amendment shall be effective upon its recordation in the Register of Deeds of New Hanover County.

Junction Station Business Park Unit Owners Association, Inc.

By: Teresa Robinson
Teresa Robinson, President

STATE OF NORTH CAROLINA
COUNTY OF ~~NEW HANOVER~~ BRUNSWICK

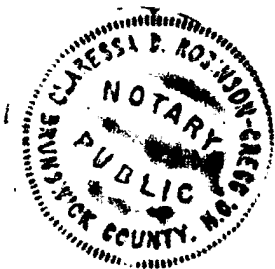
I, Claressa D. Robinson-Gregg, a Notary Public for the state and county aforesaid, certify that Teresa Robinson President of Junction Station Business Park Unit Owners Association, Inc., a North Carolina corporation, personally came before me this day and acknowledged that she is President of Junction Station Business Park Unit Owners Association, Inc., and that she, as President, and being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS, my hand and official stamp or seal this the 15 day of July, 2009.

Claressa D. Robinson-Gregg
Notary Public
Print Name: Claressa D. Robinson Gregg

My Commission Expires: 4-20-2013

(NOTARIAL SEAL)



**Execution Page for Unit Owners
in Junction Station Business Park Unit Owners Association, Inc.
of the First Amendment to Declaration
Creating Unit Ownership of Junction Station Business Park, Phase 1, A Condominium**

IN WITNESS WHEREOF, the undersigned have duly executed under seal the foregoing as of the day and year first above written.

Joseph E. Buck (seal)
Joseph E. Buck

Robyn S. Buck (seal)
Robyn S. Buck

Unit Number: C2 & D2
Percentage of Votes: 22.22%

NORTH CAROLINA
NEW HANOVER COUNTY

I, Claressa D. Robinson-Gregg, a Notary Public, do hereby certify that Joseph E. Buck & Robyn S. Buck personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein set forth.

WITNESS my hand and notarial seal this 8th day of June, 2009.

Claressa D. Robinson-Gregg
Notary Public
Print Name: Claressa D. Robinson - Gregg

My Commission Expires: 4/20/2013

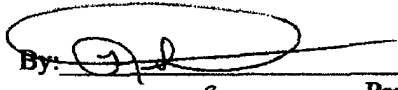
(NOTARIAL SEAL)



**Execution Page for Unit Owners
in Junction Station Business Park Unit Owners Association, Inc.
of the First Amendment to Declaration
Creating Unit Ownership of Junction Station Business Park, Phase 1, A Condominium**

IN WITNESS WHEREOF, the undersigned has duly executed under seal the foregoing as of the day and year first above written.

Declar, Inc.

By:  (seal)
DAVID ROBINSON, President

**Unit Number: B1 & B2
Percentage of Votes: 22.22%**

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER ~~Brunswick~~

I, Claressa D. Robinson-Gregg, a Notary Public for the state and county aforesaid, certify that DAVID ROBINSON President of Declar, Inc., a North Carolina corporation, personally came before me this day and acknowledged that he is President of Declar, Inc., and that he, as President, and being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS, my hand and official stamp or seal this the 2 day of JUNE,
2009.

Claressa D. Robinson-Gregg

Notary Public

Print Name: Claressa D. Robinson-Gregg

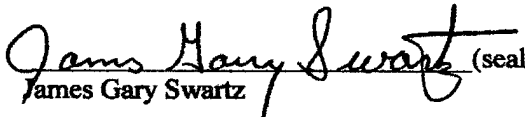
My Commission Expires: 4-20-2013

(NOTARIAL SEAL)



**Execution Page for Unit Owners
in Junction Station Business Park Unit Owners Association, Inc.
of the First Amendment to Declaration
Creating Unit Ownership of Junction Station Business Park, Phase 1, A Condominium**

IN WITNESS WHEREOF, the undersigned has duly executed under seal the foregoing as of the day and year first above written.

 (seal)
James Gary Swartz

Unit Number: D1
Percentage of Votes: 11.11%

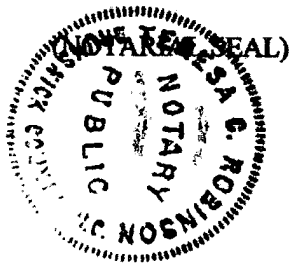
NORTH CAROLINA
~~NEW HANOVER COUNTY~~

~~BRUNSWICK~~
I, Teresa C. Robinson, a Notary Public, do hereby certify that
James Gary Swartz
personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein set forth.

WITNESS my hand and notarial seal this 2 day of June, 2009.

Teresa C. Robinson
Notary Public
Print Name: Teresa C Robinson

My Commission Expires: 4/20/2013



**Execution Page for Unit Owners
in Junction Station Business Park Unit Owners Association, Inc.
of the First Amendment to Declaration
Creating Unit Ownership of Junction Station Business Park, Phase 1, A Condominium**

IN WITNESS WHEREOF, the undersigned has duly executed under seal the foregoing as of the day and year first above written.

Claude G. Monnier (seal)
Claude G. Monnier, Trustee of the Claude
G. Monnier Revocable Trust

Unit Number: A1
Percentage of Votes: 11.11%

NORTH CAROLINA
NEW HANOVER COUNTY

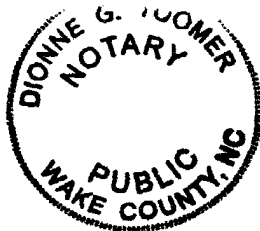
I, Dionne G. Toomer, a Notary Public, do hereby certify that Claude G. Monnier, Trustee of the Claude G. Monnier Revocable Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein set forth in his capacity as Trustee.

WITNESS my hand and notarial seal this 2 day of July, 2009.

Dionne G. Toomer
Notary Public
Print Name: Dionne G Toomer

My Commission Expires: 1-18-2010

(NOTARIAL SEAL)



**Execution Page for Unit Owners
in Junction Station Business Park Unit Owners Association, Inc.
of the First Amendment to Declaration
Creating Unit Ownership of Junction Station Business Park, Phase 1, A Condominium**

IN WITNESS WHEREOF, the undersigned has duly executed under seal the foregoing as of the day and year first above written.

Kahle, LLC

By: [Signature]
member/manager, President

Unit Number: C1
Percentage of Votes: 11.11%

STATE OF NORTH CAROLINA
COUNTY OF ~~NEW HANOVER~~ BRUNSWICK

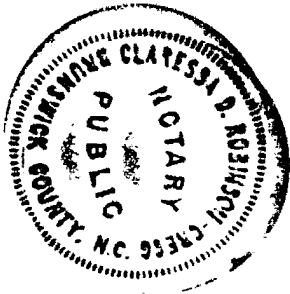
I, CLARESSA D. ROBINSON-GREGG, a Notary Public for the state and county aforesaid, certify that DR. DAN DUBE member/manager of Kahle, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged that he is a member/manager of Kahle, LLC, and being authorized to do so, executed the foregoing on behalf of the corporation in said capacity.

WITNESS, my hand and official stamp or seal this the 15 day of July, 2009.

Claressa D. Robin-Gregg
Notary Public
Print Name: Claressa D. Robinson-Gregg

My Commission Expires: 4-20-2013

(NOTARIAL SEAL)





JENNIFER H. MACNEISH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 05/04/2010 03:11:51 PM
Book: RE 5483 Page: 2719-2726
Document No.: 2010012180
8 PGS \$32.00

Recorder: JOHNSON, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

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