

## **Amendments to Declaration for Exposition Place Association, Inc.**

**Amendment I:       Combine Units 100 & 101 to Form #101**  
**Amendment II:      N/A - See Attorney Email Below - There is no Amendment II**  
**Amendment III:     Correct Drafting Typos & Repro Errors**

----- Forwarded message -----

From: **Chris Peck** <[Chris@pecklawfirm.net](mailto:Chris@pecklawfirm.net)>

Date: Fri, Jan 3, 2014 at 12:45 PM

Subject: Re: Fwd: Expo / The Search for Amendment II Continues.....

To: D <[gooddoctordeb@gmail.com](mailto:gooddoctordeb@gmail.com)>

Deb,

Looks like the 3rd Amendment was mislabeled as 3rd rather than 2nd. No big deal...but there does not appear to be any 2nd amendment.

All the best,

C:P

--

Christopher L. Peck

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WAKE COUNTY, NC 199  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
03/25/2011 AT 13:12:56

**THIRD AMENDMENT TO BOOK:014305 PAGE:00798 - 00802  
DECLARATION FOR EXPOSITION PLACE, A CONDOMINIUM PURSUANT  
TO CHAPTER 47C OF THE NORTH CAROLINA GENERAL STATUTES  
THE NORTH CAROLINA CONDOMINIUM ACT  
(Wake County Register of Deeds Unit Ownership Condominium Map Number  
1999, Page 214 A1, See also Book 8355, Page 2645)**

Prepared by and after recording hold for: Christopher L. Peck, The Peck Law Firm, P.A., (Box #239)

NORTH CAROLINA  
WAKE COUNTY

THIS THIRD AMENDMENT TO DECLARATION, made this 16<sup>th</sup> day of March, 2011, by EXPOSITION PLACE ASSOCIATION, INC. a North Carolina corporation, (the "Association"), acting through its Board of Directors (the "Board") pursuant to the provisions of Chapter 47C of the North Carolina General Statutes, as amended (North Carolina Condominium Act) and the Declaration for Exposition Place, A Condominium Pursuant to Chapter 47C of the North Carolina General Statutes The North Carolina Condominium Act (the "Declaration") recorded in Book 8355, Page 2645, Wake County Registry, as the same may have been amended from time to time.

WHEREAS, as authorized by Article 26, Section 26.03 (A) (1) and (A) (2) of the Declaration, entitled "Amendment of Declaration of Condominium", The Board has the authority and in accordance with the resolutions attached hereto as Exhibit A, desires to amend the Declaration as hereinafter set forth so as to (1) correct obvious errors or inconsistencies in drafting, typing or reproduction related to the Declaration and the Condo Map recorded in CM 1999, Page 214A1; and (2) to conform the Declaration and Condo Map recorded in CM 1999, Page 214A1 to the requirements of Chapter 47C, The North Carolina Condominium Act.

NOW, THEREFORE, the Association, by and through the Board hereby declares that the Declaration be and is hereby amended as follows:

(1) a) The ceiling heights for the Units shall be amended to be increased from 450.75 feet above sea level to an elevation of 451.00 feet above sea level; b) the Building footprint depicted on the drawing recorded in CM 1999, Page 214A1 shall be tied to one or more corners of the real Property boundary with a metes and bounds description to

adequately locate the Building relative to the real Property boundary; and c) the Unit numbers referred to in the Architects Certifications shall be corrected to refer to the actual Units in the Condominium. All of the above shall be shown on a new map recorded herewith in Condominium File No. 214, CM 1999, Page 214A2 entitled "Condominium Survey of Exposition Place, and the same shall replace the survey recorded in CM Book 1999, Page 214A1, prepared by Niall Gillespie, R.L.S., Land Surveying.

(2) As defined in the Declaration, the "Plans," which were to include the plats and plans of the Building and Property, were not previously recorded with the Declaration. As used in the Declaration, the definition of the word "Plans" shall be amended by adding the following:

Notwithstanding anything herein to the contrary, the term "Plans" shall also mean the elevation drawings and Unit layout drawings which shall be recorded herewith in Condominium File No. 214, CM 1999, Page 214A3-A4 which heretofore were not recorded in Condominium File 214 by mistake or otherwise.

IN WITNESS WHEREOF, the Association, by and through its Board of Directors and its President has executed this instrument the day and year first above written.

EXPOSITION PLACE ASSOCIATION, INC.

By: Charles C. Sites

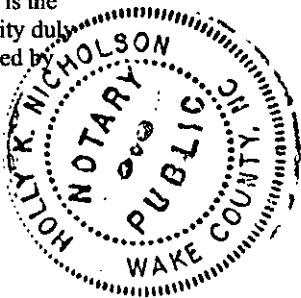
CHARLES C. SITES (print name),  
President of Exposition Place Association, Inc. and  
that the execution of this is Instrument has first been  
authorized by its Board of Directors.

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, HOLLY K. NICHOLSON the undersigned Notary Public in and for the  
County and State aforesaid, hereby certify that CHARLES C. SITES  
did personally appear before me this day and acknowledged that he/she is the  
President of Exposition Place Association, Inc, a North Carolina corporation, and that by the authority duly  
given by the board of directors and as the act of said corporation, the foregoing instrument was signed by  
him on behalf of said corporation, and acknowledged said writing to be the act and deed of said  
corporation.

Witness my hand and official stamp or seal, this 16 day of MARCH, 2011.

Holly K. Nicholson  
Notary Public



My Commission Expires: DEC 17, 2012

EXHIBIT A  
RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
EXPOSITION PLACE ASSOCIATION, INC.

WE, the undersigned members of the Board of Directors of Exposition Place Association, Inc. (the "Association") represent warrant and certify that each of the following statements are true in all respects:

- (1) Each of the undersigned listed as members of the Board of Directors has been duly elected by the voting members of the Association to serve on the Board of Directors in accordance with the terms and conditions of Bylaws of the Association, and is each of the undersigned are currently the only members serving on the Board of Directors. The term of each such member of the Board of Directors shall not terminate prior to March 15, 2011;
- (2) The President of the Association is CHARLES C. SITES;
- (3) In accordance with the Association Bylaws and the the Declaration for Exposition Place, A Condominium Pursuant to Chapter 47C of the North Carolina General Statutes The North Carolina Condominium Act (the "Declaration") recorded in Book 8355, Page 2645, Wake County Registry, as the same may have been amended from time to time, the Board of Directors have duly obtained authorization from the Association to act on behalf of the Unit Owners.
- (4) The Board of Directors have reviewed the Declaration, the proposed Third Amendment to the Declaration (the "Amendment"), and the associated surveys and drawings which are to be recorded in Condominium File 214 for the purposes stated in the Amendment, and have held any and all meetings required by the Bylaws, and given proper notice thereof in order to accomplish the purposes set forth herein.

THEREFORE, IN ACCORDANCE WITH THE POWERS GRANTED TO THE BOARD OF DIRECTORS BY THE BYLAWS AND THE DECLARATION, THE BOARD OF DIRECTORS, HAVING DULY CONSIDERED THE ISSUES AND TAKEN THE VOTES OF EACH BOARD MEMBER HEREBY RESOLVE THE FOLLOWING:

- A) It is resolved that the Amendment to the Declaration is hereby accepted and approved, and the Board of Directors directs that the Amendment shall be signed on its behalf by the President of the Association, and that the President is fully authorized to do so on behalf of the Board of Directors.
- B) it is further resolved that Amendment along with the revised survey of the Property, the elevations and floor plan of the Building is to be recorded in the Wake County Registry in Condominium File 214 in order to 1) correct obvious

errors or inconsistencies in drafting, typing or reproduction related to the Declaration and the Condo Map recorded in CM 1999, Page 214A1; and (2) to conform the Declaration and Condo Map recorded in CM 1999, Page 214A1 to the requirements of Chapter 47C, The North Carolina Condominium Act.

IN WITNESS WHEREOF, we the undersigned directors have executed this Resolution on the date adjacent to our signatures, and which shall be immediately effective.

EXPOSITION PLACE ASSOCIATION, INC.

By: Robert A. Cooper (SEAL)  
Robert A. Cooper DIRECTOR

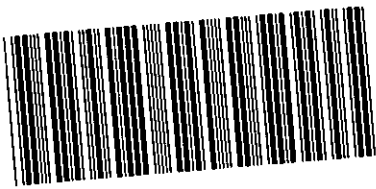
Date: 3/9/2011

By: Charles C. Sites (SEAL)  
CHARLES C. SITES DIRECTOR

Date: 3/16/11

By: \_\_\_\_\_ (SEAL)  
\_\_\_\_\_, DIRECTOR

Date: \_\_\_\_\_



BOOK:014305 PAGE:00798 - 00802

**Yellow probate sheet is a vital part of your recorded document.  
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds  
Laura M. Riddick  
Register of Deeds**

**This Customer Group**  
\_\_\_\_\_ # of Time Stamps Needed

**This Document**  
\_\_\_\_\_ New Time Stamp  
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