

Drafted by: Edward V. Zohian
Return to Box

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STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

FIRST SUPPLEMENTARY
DECLARATION

THIS FIRST SUPPLEMENTARY DECLARATION made and executed this 30th day of July, 1986, by JULES W. SMYTHE, JR., AND WIFE, MARGARET R. SMYTHE, hereinafter called "Declarant", being the owner in fee simple of the property indentified as "Phase IIA" on the attached Exhibit "A", hereby submits such property to condominium ownership pursuant to (i) Chapter 47A of the North Carolina Statutes, and (ii) that certain Declaration of Unit Ownership (hereinafter referred to as the "Declaration") recorded in Deed Book 1531 at Page 1449, in the Office of the Register of Deeds of Forsyth County, North Carolina, and more particularly Article I B thereof; and to that end Declarant does hereby publish and declare that all of the property described as "Phase IIA" on the attached Exhibit "A" is held, and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the restrictions, covenants, conditions, uses, limitations and obligations set forth in the Declarations, and shall be deemed to run with the land and shall be a burden and a benefit to the Declarant, its successors and assigns, and any person acquiring or owning an interest in the property described in Exhibit "A", together with improvements located thereon, and their grantees, successors, heirs, personal representatives, devisees and assigns.

In accordance with the provisions of Article I B of the Declaration, the Declarant does hereby expand the Condominium Property and makes the following amendments to the Declaration:

(1) Section (b) of Article I entitled "Buildings and Other Improvements" is hereby amended to include an additional paragraph which shall read as follows:

"Phase IIA" of THE LATTICEWORKS ASSOCIATION, INC., contains one (1) building designated as follows and on the plans attached hereto as Exhibit "B".

"Phase IIA" being unit 1316 West First Street.

(2) Exhibit "C" attached to the Declaration is amended to include the plans attached hereto identified as Exhibit "B".

(3) Section (b) of Article I entitled "Buildings and Other Improvements" is hereby amended to include as follows:

One story building with basement, stucco sides with wood accents. The interior floors are plywood with carpet and vinyl covering. Roof will be shingle. Interior walls shall be stud walls faced with sheetrock and plaster.

1556 P 0489

(4) Exhibit "B" attached to the Declaration is amended to reflect the following percentages of Undivided Interest in Common Area and Facilities:

<u>UNIT NUMBER</u>	<u>PERCENTAGE</u>
<u>PHASE IIA</u>	
116-A N. Sunset	11.39369
116-B N. Sunset	11.39369
116-C N. Sunset	14.28281
103 S. Sunset	15.25941
1326-A W. First	9.76602
1326-B W. First	13.28586
1326-C W. First	9.35911
1316 W. First	15.25941
TOTALS:	100.0000%

IN WITNESS WHEREOF, the Declarant has caused this Supplementary Declaration to be executed by its duly authorized officers and its corporate seal to be affixed hereto, this 30th day of July, 1986.

Jules W. Smythe, Jr. (SEAL)
Margaret R. Smythe (SEAL)
Margaret R. Smythe

NORTH CAROLINA)
FORSYTH COUNTY)

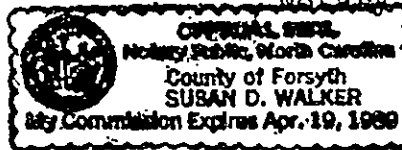
I, Susan D. Walker, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that Jules W. Smythe, Jr., and wife, Margaret R. Smythe, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this the 30th day of July, 1986.

Susan D. Walker
Notary Public

My Commission Expires:

April 19, 1989



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Susan D. Walker, N.P. Forsyth
Co, NC
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 30th day of July, 1986.
PRESENTED FOR
REGISTRATION
AND RECORDED

JUL 30 3 12 PM '86 E. Speas, Register of Deeds

By Kathy Truck Deputy Assistant

Probate and Filing Fee \$ 11.00

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

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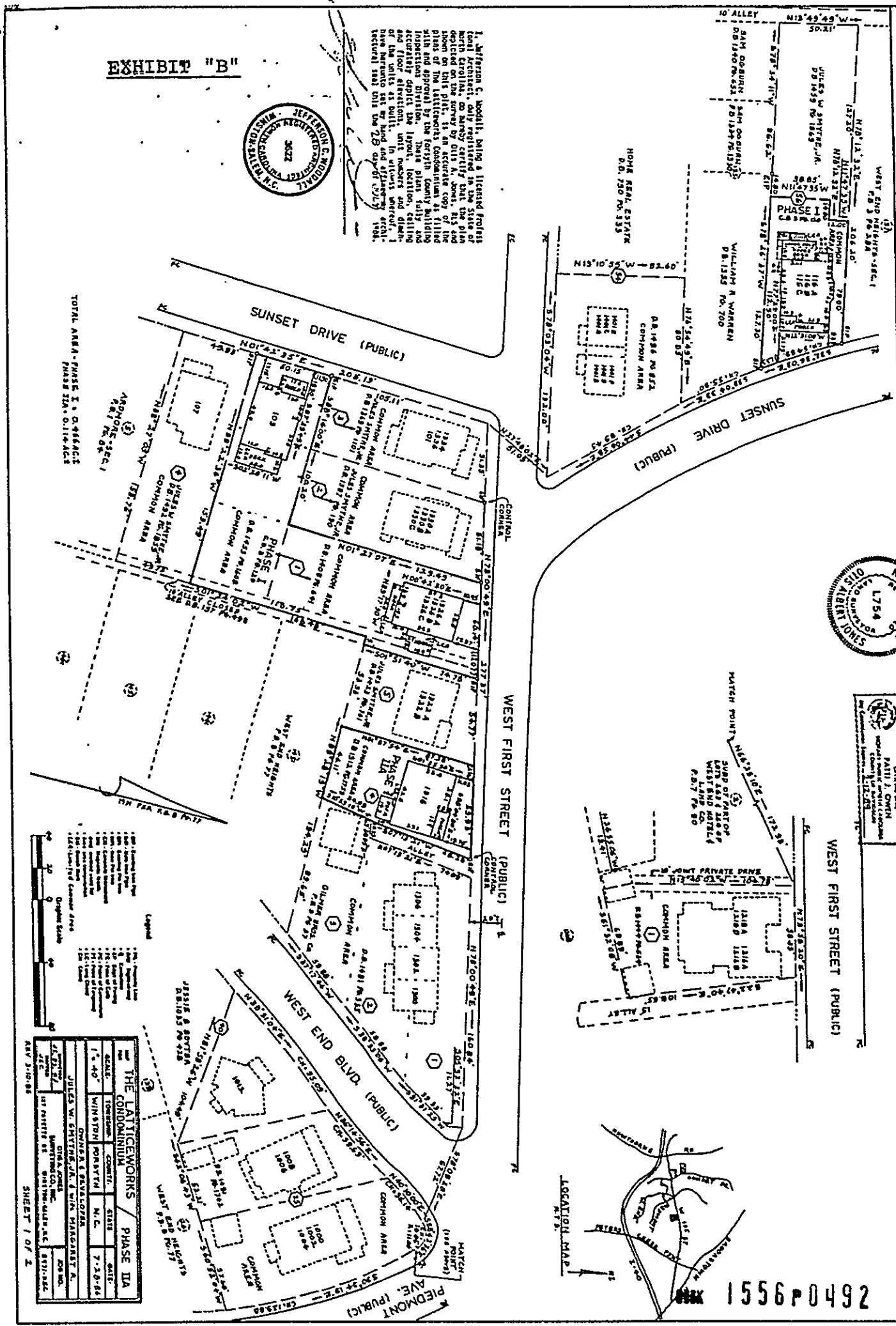
EXHIBIT "A"

BEGINNING at an existing iron pipe in the south right of way of West First Street, the northeast corner of lot #5, Gilmer Brothers Company, recorded in Plat Book 3, Page 37, said iron being north 78 degrees 00 minutes 49 seconds east 217.44 feet from the corner at the south-east intersection of West First Street and Sunset Drive: RUNNING THENCE north 78 degrees 00 minutes 49 seconds east 59.93 feet along said right of way to an existing iron pipe; THENCE south 07 degrees 13 minutes 21 seconds west 68.28 feet with the west line of a 10 foot alley to an existing iron pipe; THENCE south 10 degrees 53 minutes 10 seconds west 34.09 feet with the west line of Lot #3, said Gilmer Brothers Company to an existing iron pipe; THENCE north 88 degrees 28 minutes 19 seconds west 46.11 feet with the north line of lot #43, West End Heights, recorded in Plat Book 8, Page 77 to an existing iron pipe; THENCE north 01 degrees 37 minutes 54 seconds east 87.58 feet with the east line of lot #5, said map of Gilmer Brothers Company to the PLACE OF BEGINNING and being lot #4, Gilmer Brothers Company, recorded in Plat Book 3, Page 37.

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[illegible]

EXHIBIT "B"



RECORDER'S MEMO

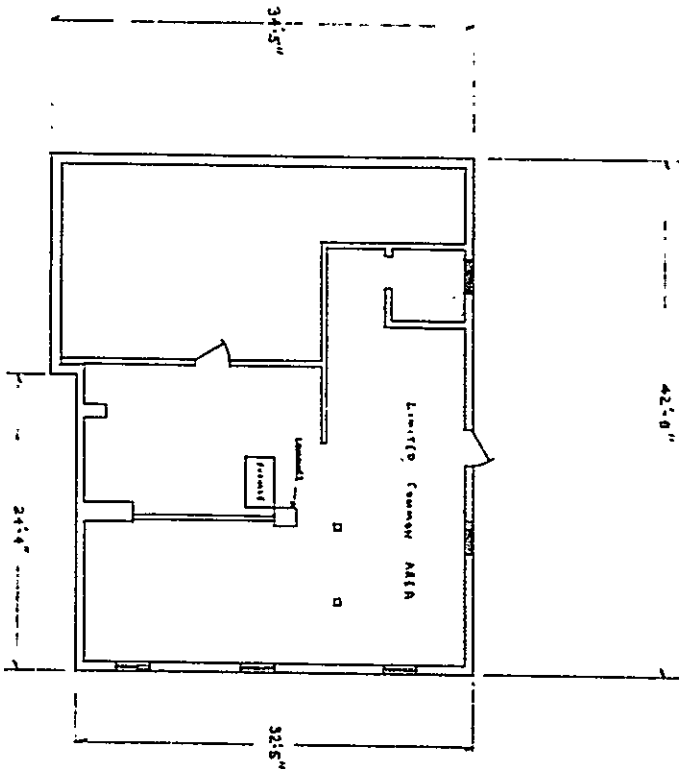
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RECORDER'S MEMO

Document of poor quality due
to the condition of the
original

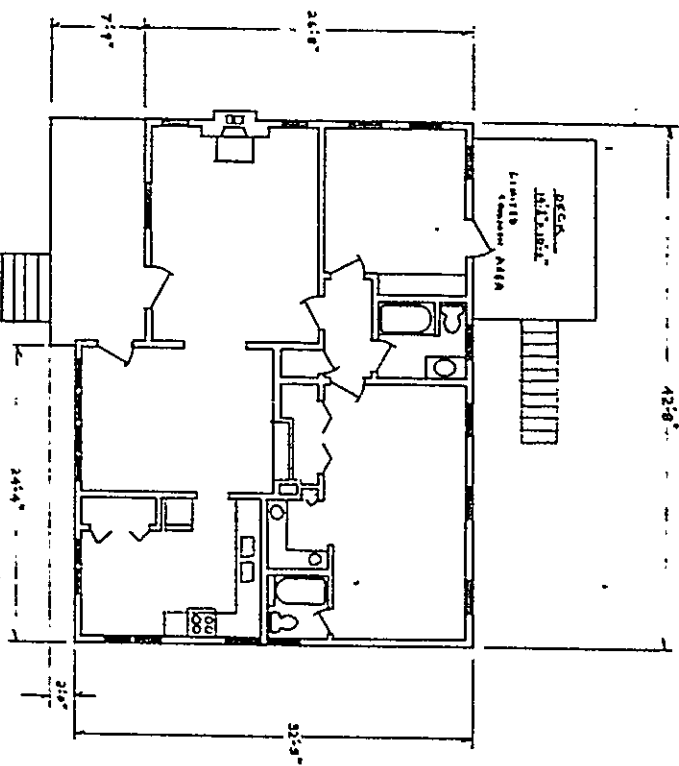
EXHIBIT "B"



BASEMENT PLAN 1372 SQ. FT.

FLOOR ELEV. 823.16

CEILING ELEV. 830.93



FIRST FLOOR PLAN 1338 SQ. FT.

FLOOR ELEV. 831.51

CEILING ELEV. 841.40

THE LATICWORKS				
SCALE	DATE	REVISION	BY	CHK
1/2" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/4" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/8" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/16" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/32" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/64" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/128" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/256" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/512" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/1024" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/2048" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/4096" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/8192" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/16384" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/32768" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/65536" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/131072" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/262144" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
1/524288" = 1'-0"	1-2-88	1/1/88	1/1/88	N/C
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