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**SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR TROLLEY PATH CONDOMINIUM**

**THIS SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR TROLLEY PATH CONDOMINIUM** (the "Amendment") made this 15th day of
December, 2004, by MRW DEVELOPMENT COMPANY, LLC, a North Carolina limited
liability company, Successor Declarant ("Successor Declarant") (see Assignment of Declarant's
Rights for Future Phases of Trolley Path Condominium recorded in Book 4046, Page 239, New
Hanover County Registry) to Scarafoni Associates NC, Inc., a North Carolina corporation
("Declarant") pursuant to the North Carolina Condominium Act (the "Act").

WITNESSETH

WHEREAS, Declarant created Trolley Path Condominium (the "Condominium") by
recording a Declaration of Condominium for Trolley Path Condominium in Book 2459, Page
239, as amended by the First Amendment To Declaration of Condominium For Trolley Path
Condominium recorded in Book 2596, Page 193, as amended by the Second Amendment to
Declaration of Condominium For Trolley Path Condominium recorded in Book 2620, Page 583,
as amended by the Third Amendment to Declaration of Condominium For Trolley Path
Condominium recorded in Book 2786, Page 719, as amended by the Fourth Amendment to
Declaration of Condominium For Trolley Path Condominium recorded in Book 4047, Page 694,

RETURN TO: Alan Solana

as amended by the Fifth Amendment to Declaration of Condominium For Trolley Path Condominium recorded in Book 4088, Page 840, as amended by the Sixth Amendment to Declaration of Condominium For Trolley Path Condominium recorded in Book 4519, page 414, in the Office of the Register of Deeds of New Hanover County, North Carolina (the "Declaration"); and,

WHEREAS, pursuant to Section 47-2-105(a)(8) of the Act and pursuant to the reservation of Development Rights under Article 6 of the Act, Successor Declarant has the right and power to amend the Declaration to add Units, Common Elements and Limited Common Elements to Condominium.

NOW, THEREFORE, pursuant to Section 47C-2-105(a)(8) and ARTICLE 6 of the Declaration, the Successor Declarant does hereby amend the Declaration and does hereby declare as follows:

ARTICLE 1

Exhibit A attached to the Declaration as recorded in Book 2459, Page 239 as amended in Book 2596, Page 193 and in Book 2620, Page 583 and in Book 2786, Page 719, and in Book 4047, Page 694 and in Book 4088, Page 840, and in Book 4519, Page 414, in the Office of the Register of Deeds of New Hanover County, North Carolina (the "Registry") is hereby declared null and void and Exhibit A (revised) attached hereto is substituted therefore, adding one (1) building which is Building 4. Building 4 contains eight (8) Units numbered 116, 117, 118, 119, 216, 217, 218 and 219, together with their appurtenant and Limited Common Elements as shown on the Plats and Plans, and interests shown on Condominium Book 14, Pages 51-52 of the Registry. Units 116, 117, 118 and 119 are each first floor units. Units 216, 217, 218 and 219 are each second floor units. Each Unit will be designated by its respective number followed by the Building number in which it is located. An example of the designation of a Unit is as follows: "Unit No. 116, Building 4, of Trolley Path Condominium".

ARTICLE 2

Exhibit B attached to the Declaration as recorded in Book 2459, Page 239 and amended in Book 2596, Page 193 and Book 2620, Page 583 and Book 2786, Page 719, and Book 4047, Page 694, and in Book 4088, Page 840, and Book 4519, Page 414, in the Registry is hereby declared to be null and void and Exhibit B (Revised) attached hereto is substituted therefore, revising the percentage share of the Common Elements and the percentage share of the Common Expenses appurtenant to all Units to the percentages set fourth therein.

ARTICLE 3

There are typical floor plans which are designated and described as follows:

- (a) A First Floor Unit ("FFU") contains two (2) bedrooms, two (2) baths, kitchen, living area and dining area. Each FFU has appurtenant to it as a Limited Common Element a front porch and a rear porch.
- (b) A Second Floor Unit ("SFU") contains two (2) bedrooms, two (2) baths, kitchen, living area and dining area. Each SFU has appurtenant to it as a Limited Common Element an entrance, front porch and a rear porch.
- (c) A FFU in Building 4 contains approximately 1,114 square feet of enclosed heating area.
- (d) A SFU in Building 4 contains approximately 1,114 square feet of enclosed heating area.

ARTICLE 4

Additional Plats and Plans recorded in Condominium Book 14 Pages 51-52 entitled Phase 9, Building 4, Trolley Path Condominium, are hereby incorporated as part of the Plats and Plans of the Condominium. Limited Common Elements depicted on the Plats and Plans are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in ARTICLE 3 of the Declaration and not otherwise

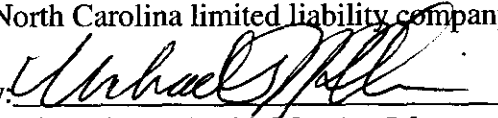
depicted on the Plats and Plans are hereby assigned to their appurtenant Units as applicable.

ARTICLE 5

Additional certification pursuant to Section 47C-2-109(d) is attached to the additional Plats and Plans and is hereby incorporated as part of the Plats and Plans of the Condominium. Except as specifically amended or modified by this Amendment all of the terms, covenants, conditions and provisions of the Declaration shall be and remain in full force and effect and shall apply to the Condominium Units and Limited Common Elements created hereby.

IN WITNESS WHEREOF, the Successor Declarant has caused this Amendment to be executed this 15th day of December, 2004.

MRW DEVELOPMENT COMPANY, LLC,
a North Carolina limited liability company

By:  (SEAL)
Michael J. Rokoski, Member/Manager

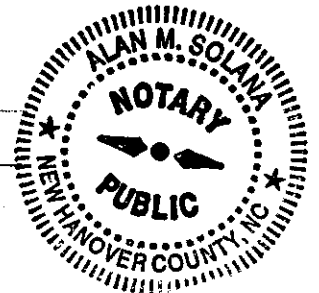
STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Alan M. Solana, a Notary Public for the County and State aforesaid, do hereby certify that Michael J. Rokoski, Member/Manager of MRW DEVELOPMENT COMPANY, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said limited liability company.

Witness my hand and official seal, this 15th day of December, 2004.


Notary Public



My Commission expires:
May 30, 2009

METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 1
0.80 ACRE

Commence at a point in the centerline of Spofford Circle (60' public right of way) at its intersection with the centerline of Circle Street (public right of way), as the same is shown on Map Book 6 Page 50 of the New Hanover County Registry; thence North 82 degrees 07 minutes 25 seconds West a distance of 122.00 feet to a point; thence North 78 degrees 05 minutes 58 seconds West a distance of 81.29 feet to the Point of Beginning; thence North 78 degrees 05 minutes 58 seconds West a distance of 35.32 feet to a point; thence North 57 degrees 18 minutes 38 seconds West a distance of 129.83 feet to a point; thence North 32 degrees 41 minutes 22 seconds East a distance of 16.00 feet to a point; thence North 57 degrees 18 minutes 38 seconds West a distance of 10.31 feet to a point; thence North 32 degrees 41 minutes 22 seconds East a distance of 173.96 feet to a point; thence South 79 degrees 39 minutes 56 seconds East a distance of 104.31 feet to a point; thence North 13 degrees 48 minutes 04 seconds East a distance of 68.13 feet to a point; thence North 31 degrees 17 minutes 32 seconds West a distance of 21.20 feet to a point; thence South 76 degrees 23 minutes 07 seconds East a distance of 80.00 feet to a point; thence South 58 degrees 42 minutes 28 seconds West a distance of 21.25 feet to a point; thence South 13 minutes 48 minutes 04 seconds West a distance of 117.82 feet to a point; thence North 85 degrees 01 minutes 02 seconds West a distance of 25.35 feet to a point; thence South 34 degrees 42 minutes 54 seconds West a distance of 160.86 feet to a point; thence South 47 degrees 16 minutes 26 seconds East a distance of 39.44 feet to a point; thence South 11 degrees 54 minutes 02 seconds West a distance of 7.50 feet to the Point of Beginning; containing 0.80 acre, more or less.

METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 2
0.39 ACRE

Commence at a point in the centerline of Spofford Circle (60' public right of way) at its intersection with the centerline of Circle Street (public right of way), as the same is shown on Map Book 6 Page 50 of the New Hanover County Registry; thence North 82 degrees 07 minutes 25 seconds West a distance of 122.00 feet to a point; thence North 78 degrees 05 minutes 58 seconds West a distance of 81.29 feet to the Point of Beginning, said point of beginning being a point in the south line of Trolley Path Condominium, Phase One as the same is shown on Condo Book 11 Page 191-194 of the New Hanover County Registry; thence South 11 degrees 54 minutes 02 seconds West a distance of 12.66 feet to a point; thence South 27 degrees 38 minutes 38 seconds West a distance of 65.72 feet to a point; thence South 01 degrees 35 minutes 53 seconds East a distance of 48.17 feet to a point; thence North 57 degrees 25 minutes 19 seconds West a distance of 183.88 feet to a point; thence North 32 degrees 34 minutes 41 seconds East a distance of 104.92 feet to a point in the south line of Trolley Path Condominium, Phase One (Condo Book 11 Page 191-194); thence along and with the south line of Trolley Path Condominium, Phase One South 57 degrees 18 minutes 38 seconds East a distance of 113.66 feet to a point; thence along and with the south line of Trolley Path Condominium, Phase One South 78 degrees 05 minutes 58 seconds East a distance of 35.32 feet to the Point of Beginning; containing 0.39 acre, more or less.

METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 3, BUILDING 9
0.35 ACRE

Commence at a point in the centerline of Spofford Circle (60' public right of way) at its intersection with the centerline of Circle Street (public right of way), as the same is shown on Map Book 6, Page 50, of the New Hanover County Registry (the "Registry"); thence North 82 degrees 07 minutes 25 seconds West a distance of 122.00 feet to a point; thence North 78 degrees 05 minutes 58 seconds West a distance of 81.29 feet to a point, said point being the southeastern corner of Phase One Trolley Path Condominium, as the same is shown on a map thereof recorded in Condominium Plat Book 11, Page 192 of the Registry; running thence along and with an eastern line of Phase One North 11 degrees 54 minutes 02 seconds East a distance of 7.50 feet to a point, another corner of Phase One; running thence along and with a line of Phase One North 47 degrees 16 minutes 26 seconds West a distance of 39.44 feet to a point, another corner of Phase One; running thence along and with a line of Phase One North 34 degrees 42 minutes 54 seconds East a distance of 160.86 feet to a point, another corner of Phase One; running thence South 85 degrees 01 minutes 02 seconds East along a line of Phase One a distance of 25.35 feet to another corner of Phase One and the Point of Beginning; running thence from said point of Beginning South 85 degrees 01 minutes 02 seconds East a distance of 124.72 feet to a point in the western right of way line of Spofford Circle; running thence along and with the western right of way line of Spofford Circle North 13 degrees 48 minutes 04 seconds East a distance of 114.10 feet to a point in the southern right of way line of Wrightsville Avenue (S.R. 1148, a public right of way); running thence along and with the southern right of way line of Wrightsville Avenue North 76 degrees 23 minutes 07 seconds West a distance of 108.24 feet to a point in a line of Phase One; running thence along and with an eastern line of Phase One South 58 degrees 42 minutes 28 seconds West a distance of 21.25 feet to a point in an eastern line of Phase One; running thence along and with an eastern line of Phase One South 13 degrees 48 minutes 04 seconds West a distance of 117.82 feet to the Point of Beginning, containing 0.35 acres, more or less.

METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 4, BUILDING 1
0.54 ACRE

Commence at a point in the centerline of Spofford Circle (60' public right of way) at its intersection with the centerline of Circle Street (public right of way), as the same is shown on Map Book 6 Page 50 of the New Hanover County Registry; thence North 82 degrees 07 minutes 25 seconds West a distance of 122.00 feet to a point; thence North 78 degrees 05 minutes 58 seconds West a distance of 81.29 feet to a point; thence South 11 degrees 54 minutes 02 seconds West a distance of 12.66 feet to a point; thence South 27 degrees 38 minutes 38 seconds West a distance of 65.72 feet to a point; thence South 01 degrees 35 minutes 53 seconds East a distance of 48.17 feet to the POINT OF BEGINNING; thence along and with the west line of Spofford Subdivision, Section 4 (Map Book 6 Page 50) South 01 degrees 35 minutes 53 seconds East a distance of 150.41 feet to a point; thence along and with the right of way of Colwell Avenue North 57 degrees 18 minutes 38 seconds West a distance of 195.03 feet to a point; thence along and with the right of way of Colwell Avenue North 32 degrees 41 minutes 22 seconds East a distance of 20.00 feet to a point; thence along and with the right of way of Colwell Avenue North 57 degrees 18 minutes 38 seconds West a distance of 45.25 feet to a point; thence North 32 degrees 04 minutes 33 seconds East a distance of 103.98 feet to a point; thence along and with the south line of Trolley Path Condominium, Phase 2 (Condo Book 11 Page 292-294) South 57 degrees 25 minutes 19 seconds East a distance of 156.66 feet to the POINT OF BEGINNING; containing 0.54 acres, more or less.

METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 5, BUILDING 8
0.26 ACRE

Commence at a point in the centerline of Spofford Circle (60' public right of way) at its intersection with the centerline of Circle Street (public right of way), as the same is shown on Map Book 6 Page 50 of the New Hanover County Registry; thence North 82 degrees 07 minutes 25 seconds West a distance of 122.00 feet to a point; thence North 78 degrees 05 minutes 58 seconds West a distance of 116.60 feet to a point; thence North 57 degrees 18 minutes 38 seconds West a distance of 129.83 feet to the POINT OF BEGINNING; thence North 57 degrees 18 minutes 38 seconds West a distance of 90.80 feet to a point; thence North 32 degrees 41 minutes 22 seconds East a distance of 142.42 feet to a point; thence South 58 degrees 23 minutes 49 seconds East a distance of 80.51 feet to a point; thence along and with the west line of Trolley Path Condominium Phase 1 (Condo Book 11 Page 191-194) South 32 degrees 41 minutes 22 seconds West a distance of 127.94 feet to a point; thence along and with the north line of Trolley Path Condominium, Phase 1 (Condo Book 11 Page 191-194) South 57 degrees 18 minutes 38 seconds East a distance of 10.31 feet to a point; thence along and with the north line of Trolley Path Condominium, Phase 1 (Condo Book 11 Page 191-194) South 32 degrees 41 minutes 22 seconds West a distance of 16.00 feet to the POINT OF BEGINNING; containing 0.26 acres, more or less.

METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 6 BUILDING 5
0.13 ACRES

Commencing at a point in the southerly line of Phase One, Trolley Path Condominium as shown on a map recorded in Condo Book 11 at Page 191 in the New Hanover County Registry. Said point being the northwesterly corner of Phase Two, Trolley Path Condominium as shown on a map recorded in Condo Book 11 at Page 292 in the New Hanover County Registry and being the POINT OF BEGINNING:

Thence, from said point of beginning with the westerly line of said Phase Two, Trolley Path Condominium, South 32 degrees 34 minutes 41 seconds West a distance of 73.80 feet to a point. Thence, a new line, North 57 degrees 55 minutes 23 seconds West a distance of 75.31 feet to a point. Thence North 32 degrees 47 minutes 49 seconds East a distance of 74.60 feet to a point in the southerly line of Phase Five, Trolley Path Condominium as shown on a map recorded in Condo Book 12 at Page 57 in the New Hanover County Registry. Thence, with said southerly line and beyond, South 57 degrees 18 minutes 38 seconds East a distance of 75.03 feet to the POINT OF BEGINNING; containing 0.13 acres, more or less.

METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 7 BUILDING 6
0.31 ACRES

Commencing at the northernmost corner of Phase Six, Trolley Path Condominium as shown on a map recorded in Condo Book 13 at Page 173 in the New Hanover County Registry. Said point being in the southerly line of Phase Five, Trolley Path Condominium as shown on a map recorded in Condo Book 12 at Page 57 in the New Hanover County Registry and being the POINT OF BEGINNING:

Thence, the westerly line of said Phase Six, South 32 degrees 47 minutes 49 seconds West a distance of 74.60 feet to a point. Thence, a new line, North 57 degrees 55 minutes 23 seconds West a distance of 116.50 feet to a point. Thence North 32 degrees 41 minutes 22 seconds East a distance of 129.85 feet to a point. Thence South 57 degrees 18 minutes 38 seconds East a distance of 84.69 feet to a point in the westerly line of said Phase Five. Thence, with said westerly line, South 32 degrees 41 minutes 22 seconds West a distance of 54.00 feet to a point. Thence South 57 degrees 18 minutes 38 seconds East a distance of 31.94 feet to the POINT OF BEGINNING; containing 0.31 acres, more or less.

EXHIBIT A (REVISED)
METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 8, BUILDING 3
0.44 ACRES

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Commencing at the westernmost corner of Phase Four, Trolley Path Condominium as shown on a map recorded in Condo Book 12 at Page 57 in the New Hanover County registry. Said point being in the northerly line of Colwell Avenue (variable width public right-of-way) as shown on said map and being the POINT OF BEGINNING:

Thence, from said point of beginning with said right-of-way line, North 57 degrees 18 minutes 38 seconds West a distance of 151.30 feet to a point. Thence, a new line, North 33 degrees 11 minutes 46 seconds East a distance of 133.74 feet to a point in the southerly line of Phase Seven, Trolley Path as shown on a map recorded in Condo Book 13 at Page 187 in the New Hanover County Registry. Thence, with the line of said Phase Seven, South 57 degrees 55 minutes 23 seconds East a distance of 121.73 feet to a point in the westerly line of Phase Two, Trolley Path as shown on a map recorded in Condo Book 11 at Page 292 in the New Hanover County Registry. Thence, with the line of said Phase Two, South 32 degrees 34 minutes 41 seconds West a distance of 31.12 feet to a point. Thence, South 57 degrees 25 minutes 19 seconds East a distance of 27.22 feet to a point at the northwesterly corner of aforesaid Phase Four, Trolley Path. Thence, with said line of Phase Four, South 32 degrees 04 minutes 33 seconds West a distance of 103.97 feet to the POINT OF BEGINNING; Containing 0.44 acres, more or less.

EXHIBIT A (REVISED)
METES AND BOUNDS DESCRIPTION
PREPARED FOR
TROLLEY PATH CONDOMINIUM
PHASE 9, BUILDING 4
0.66 ACRE

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Commencing at the westernmost corner of Phase Eight, Trolley Path Condominium as shown on a map recorded in Condominium Book 13 at Page 376 in the New Hanover County Registry. Said point being in the northerly line of Colwell Avenue (variable width public right-of-way) as shown on said map and being the POINT OF BEGINNING:

Thence, along and with said line of Colwell Avenue, North 57 degrees 18 minutes 38 seconds West a distance of 257.47 feet to a point in the southeasterly right-of-way line of the CSX Railway. Thence, with said line of the CSX Railway, North 63 degrees 56 minutes 41 seconds East a distance of 154.21 feet to a point. Thence, a new line, South 57 degrees 55 minutes 23 seconds East a distance of 178.66 feet to a point in the westerly line of aforesaid Phase Eight, Trolley Path. Thence, with said line of Phase Eight, Trolley Path, South 33 degrees 11 minutes 46 seconds West a distance of 133.74 feet to the POINT OF BEGINNING; containing 0.66 acres, more or less.

TABLE OF INTERESTS

<u>UNIT NO.</u>	<u>Percentage Share of Common Elements</u>	<u>Percentage Share of Common Expenses</u>	<u>Votes in the Affairs of the Association</u>
<u>BUILDING NO. 7</u>			
126	1.8518518	1.8518518	1
127	1.8518518	1.8518518	1
128	1.8518518	1.8518518	1
129	1.8518518	1.8518518	1
226	1.8518518	1.8518518	1
227	1.8518518	1.8518518	1
228	1.8518518	1.8518518	1
229	1.8518518	1.8518518	1
<u>BUILDING NO. 9</u>			
126	1.8518518	1.8518518	1
127	1.8518518	1.8518518	1
226	1.8518518	1.8518518	1
227	1.8518518	1.8518518	1
<u>BUILDING NO. 2</u>			
126	1.8518518	1.8518518	1
127	1.8518518	1.8518518	1
128	1.8518518	1.8518518	1
226	1.8518518	1.8518518	1
227	1.8518518	1.8518518	1
228	1.8518518	1.8518518	1
<u>BUILDING NO.1</u>			
120	1.8518518	1.8518518	1
121	1.8518518	1.8518518	1
122	1.8518518	1.8518518	1
220	1.8518518	1.8518518	1
221	1.8518518	1.8518518	1
222	1.8518518	1.8518518	1

BUILDING NO. 8

105	1.8518518	1.8518518	1
106	1.8518518	1.8518518	1
205	1.8518518	1.8518518	1
206	1.8518518	1.8518518	1

BUILDING NO. 5

101	1.8518518	1.8518518	1
102	1.8518518	1.8518518	1
201	1.8518518	1.8518518	1
202	1.8518518	1.8518518	1

BUILDING NO. 6

101	1.8518518	1.8518518	1
102	1.8518518	1.8518518	1
103	1.8518518	1.8518518	1
201	1.8518518	1.8518518	1
202	1.8518518	1.8518518	1
203	1.8518518	1.8518518	1

BUILDING NO. 3

116	1.8518518	1.8518518	1
117	1.8518518	1.8518518	1
118	1.8518518	1.8518518	1
119	1.8518518	1.8518518	1
216	1.8518518	1.8518518	1
217	1.8518518	1.8518518	1
218	1.8518518	1.8518518	1
219	1.8518518	1.8518518	1