

DEC 18 4 29 PM '87

STATE OF NORTH CAROLINA

SUPPLEMENTAL
DECLARATION OF CONDOMINIUM
PHASE II
WRIGHTSVILLE SHORES TOWNHOUSES,
A CONDOMINIUM

COUNTY OF NEW HANOVER

KNOW ALL MEN BY THESE PRESENTS THAT TERRY TURNER, INC., a North Carolina Corporation, hereinafter called "Declarant", heretofore executed and caused to be recorded in Book 1384 at Page 1151 of the New Hanover County Registry, a Declaration of Condominium (herein the "Declaration" with respect to Phase I, Wrightsville Shore Townhouses, a Condominium (herein the "Condominium").

WHEREAS, under the terms of said Declaration the Declarant has the absolute right to annex to the Condominium, all or any portion of the real property designated as "Future Development" on Exhibit "B" attached to said Declaration, and upon the execution and recordation of a Supplemental Declaration, the real property therein described shall automatically be annexed to and included in the Condominium, which action by the Declarant shall not require the approval or other action, by either the unit owners, the Board of Directors, or the members of the Association of unit owners, or by any other person or entity; and

103 WHEREAS, the Declarant has constructed four (4) additional units upon the land designated as "Future Development" upon Exhibit "B" attached to said Declaration, and now desires to annex such additional property to the Condominium; and

WHEREAS, Declarant owns all of the units in the Condominium and desires to amend the Declaration to correct an error of the draftsman on Sheet 1 of 4 of Exhibit "C" attached to the Declaration.

NOW, THEREFORE the Declarant does hereby amend the Declaration, in the following respects:

1. The description of the property submitted to condominium ownership under the provisions of Chapter 47-C of the General Statutes of North Carolina is hereby amended to include the property described as Phase II upon Exhibit "A-1" and designated as Phase II upon Exhibit "B-1" hereto attached and shown as Phase II, Wrightsville Shore Townhouses, A Condominium, upon the plat thereof duly recorded in Condominium Plat Book 8 at Pages 166-170 in the Office of the Register of Deeds of New Hanover County.
2. The description of the buildings in said Declaration is hereby amended to provide that the Declarant has constructed or will construct upon the property described upon Exhibit "A-1" hereto attached, the buildings shown upon Exhibit "B-1" hereto attached. The buildings are more particularly described in the plans thereof, a copy of which is hereto attached as Exhibit "C-1" and made a part hereof, showing the particulars of the building as required by law.
3. The allocated interest of each unit owner in the common elements shall be as shown upon Exhibit "D-1" hereto attached and incorporated by reference, which Exhibit is hereby substituted in place of Exhibit "D", which Exhibit is hereby deleted.

RETURNED TO

DRAFTSMAN: DAVID C. BAREFOOT
BURNEY, BURNEY, BAREFOOT & BAIN
P.O. BOX 89/110 N. 5TH AVE.
WILMINGTON, NORTH CAROLINA 28402

116096

4. Exhibit "E-1", the revised budget, hereto attached and incorporated by reference is hereby substituted in place of Exhibit "E" attached to said Declaration, which Exhibit is hereby deleted.

5. Sheet 1 of 4 of Exhibit "C" (Revised) is hereby substituted in place and instead of Sheet 1 of 4 of Exhibit "C" attached to the original Declaration, which Exhibit is hereby deleted.

EXCEPT AS HEREBY AMENDED, the aforesaid Declaration shall be and remain in full force and effect.

IN TESTIMONY WHEREOF, the Declarant has caused this instrument to be executed in its corporate name and its corporate seal affixed by its duly authorized officers, all the day and year first above written.

DECLARANT:
TERRY TURNER, INC.

BY: Terry Turner
President

ATTEST:
L. Williams
Assistant Secretary
(CORPORATE SEAL)

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Brenda Pate, the undersigned Notary Public in and for the aforesaid County and State do hereby certify that Cassandra L. Williams personally appeared before me this day and acknowledged that she is the Assistant Secretary of TERRY TURNER, INC., a North Carolina corporation, and that by authority duly given and as the act of the said corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by herself as its Assistant Secretary.

WITNESS my hand and notarial seal, this the 18 day of December, 1987.

Brenda Pate
Notary Public

My Commission Expires:

24-9-1
NOTARY
(NOTARIAL SEAL)
PUBLIC
NEW HANOVER COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

The foregoing certificate of Brenda Pate, a Notary Public, is certified to be correct. This the 18 day of December, 1987.

REBECCA P. TUCKER - REGISTER OF DEEDS
NEW HANOVER COUNTY, NORTH CAROLINA

BY: Mary Sue Oate
Deputy/Assistant

EXHIBIT "A-1"
TO
SUPPLEMENTAL DECLARATION
OF
CONDOMINIUM, PHASE II
WRIGHTSVILLE SHORE TOWNHOUSES,
A CONDOMINIUM

BEGINNING at a point in the Northeastern right of way line of Birmingham Street (22.5 foot right of way), said point being located South 56 degrees 30 minutes East 409.5 feet from the point of intersection of the Northeastern right of way line of Birmingham Street with the Southeastern right of way line of Lumina Avenue (50 foot right of way); and running thence, from said Beginning point, North 33 degrees 30 minutes East 65.0 feet to a point; running thence North 56 degrees 30 minutes West 9.5 feet to a point; running thence North 33 degrees 30 minutes East 50.0 feet to a point; running thence South 56 degrees 30 minutes East 100.0 feet to a point; running thence South 33 degrees 30 minutes West 115.0 feet to a point in the Northeastern right of way line of Birmingham Street; running thence with the Northeastern right of way line of Birmingham Street North 56 degrees 30 minutes West 90.5 feet to the point of Beginning and being a portion of Block "A", Wrightsville Beach Extension as shown on a map recorded in Book 60, Page 631 of the New Hanover County Registry.

EXHIBIT "B-1"

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM

PHASE II

SURVEY AND SITE PLAN

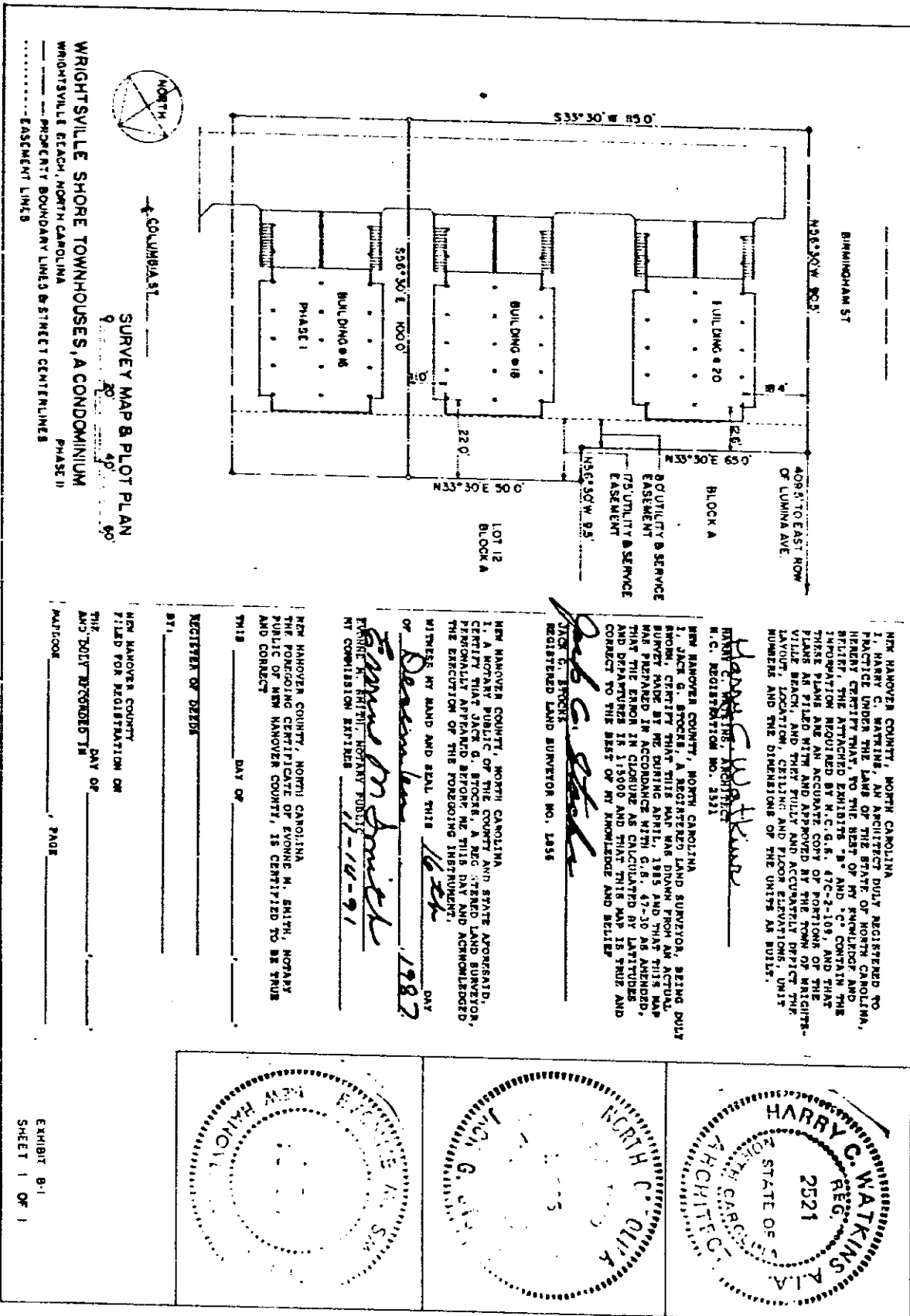
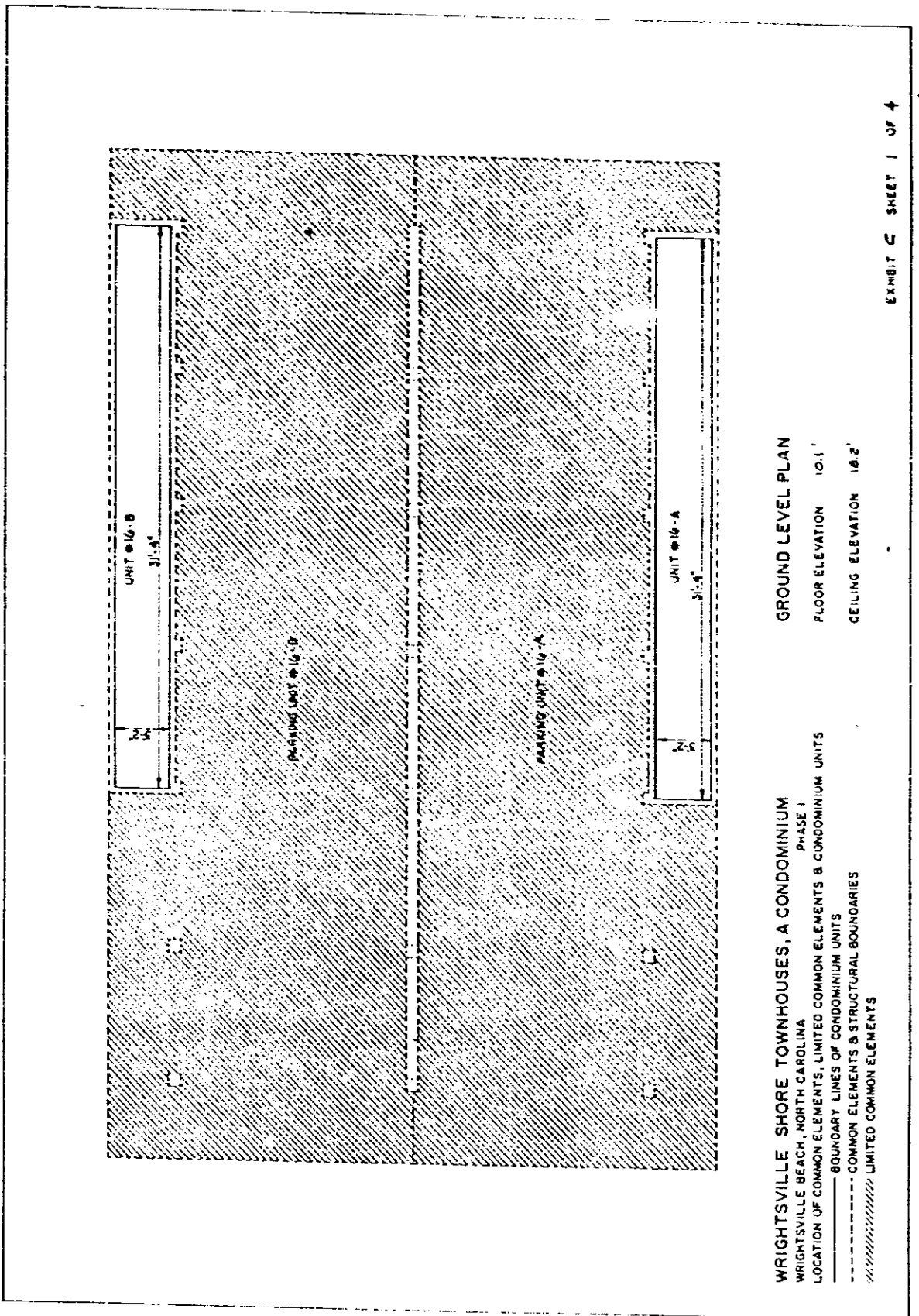


EXHIBIT "C" (REVISED)

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM

PHASE I

FLOOR PLANS



GROUND LEVEL PLAN

FLOOR ELEVATION 10.1'

CEILING ELEVATION 10.2'

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM
WRIGHTSVILLE BEACH, NORTH CAROLINA
PHASE I

LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS & CONDOMINIUM UNITS

BOUNDARY LINES OF CONDOMINIUM UNITS

COMMON ELEMENTS & STRUCTURAL BOUNDARIES

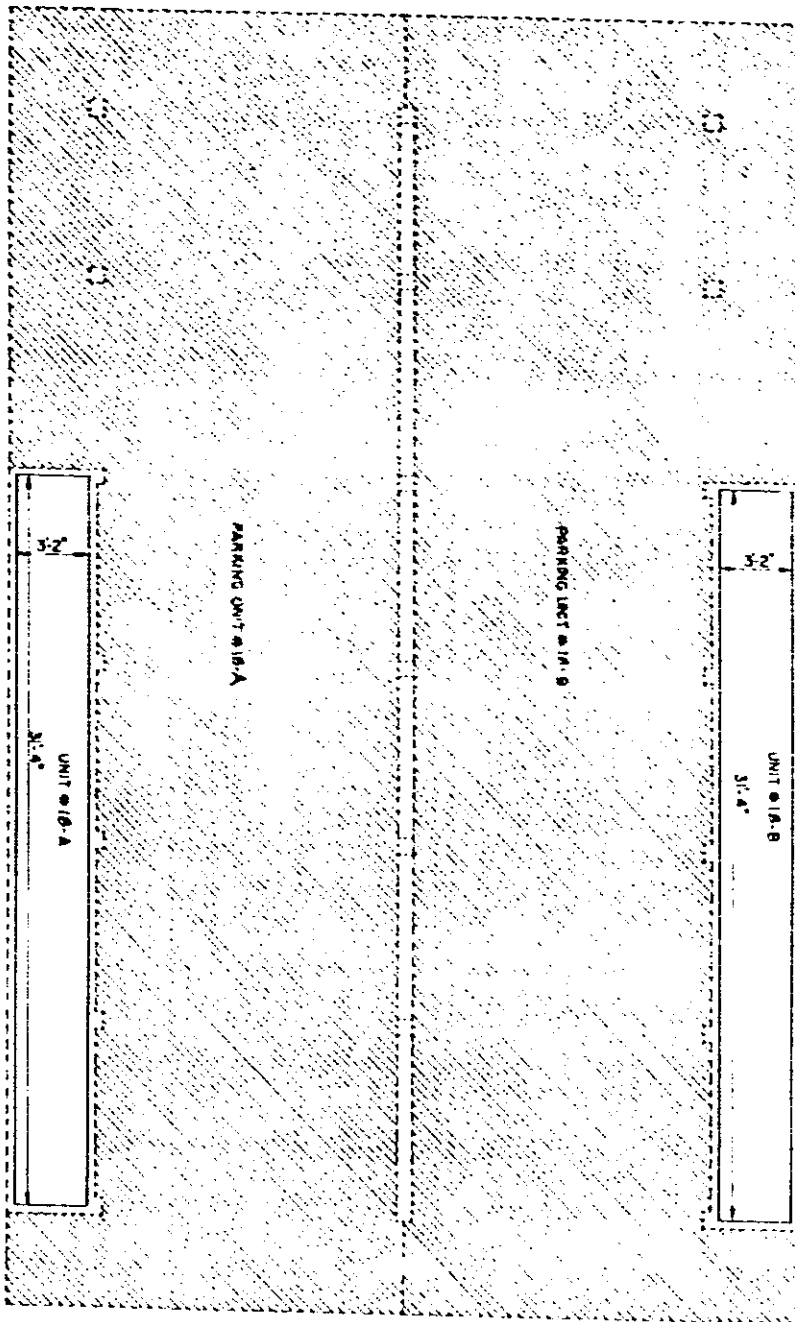
LIMITED COMMON ELEMENTS

EXHIBIT "C-1

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM

PHASE II

FLOOR PLANS



WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM
 WRIGHTSVILLE BEACH, NORTH CAROLINA
 PHASE II
 LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS & CONDOMINIUM UNITS
 BOUNDARY LINES OF CONDOMINIUM UNITS
 COMMON ELEMENTS & STRUCTURAL BOUNDARIES
 LIMITED COMMON ELEMENTS

BUILDING # 1B
 GROUND LEVEL PLAN
 FLOOR ELEVATION 10.9'
 CEILING ELEVATION 10.2'

EXHIBIT "C-1"
WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM
PHASE II
FLOOR PLANS

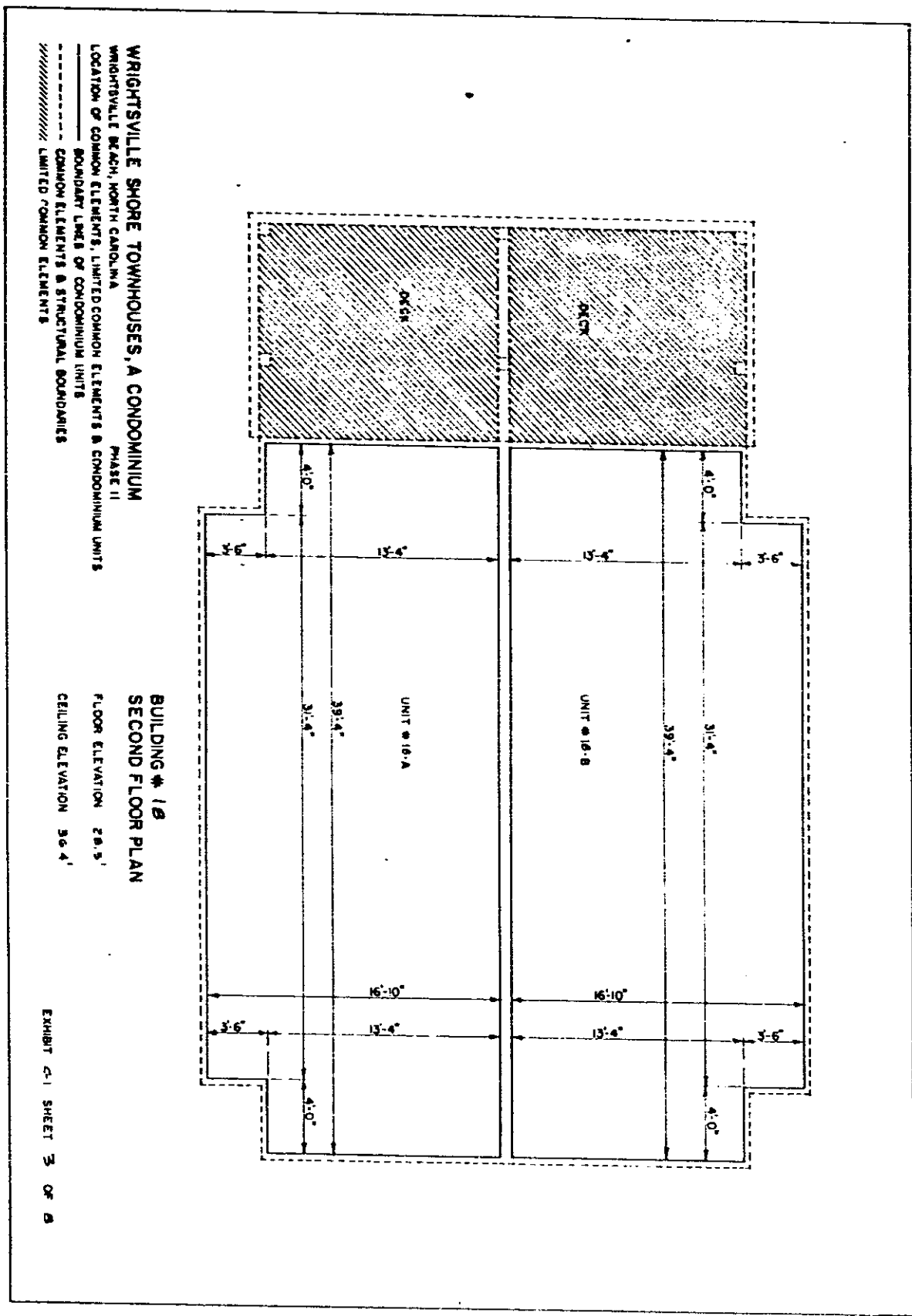
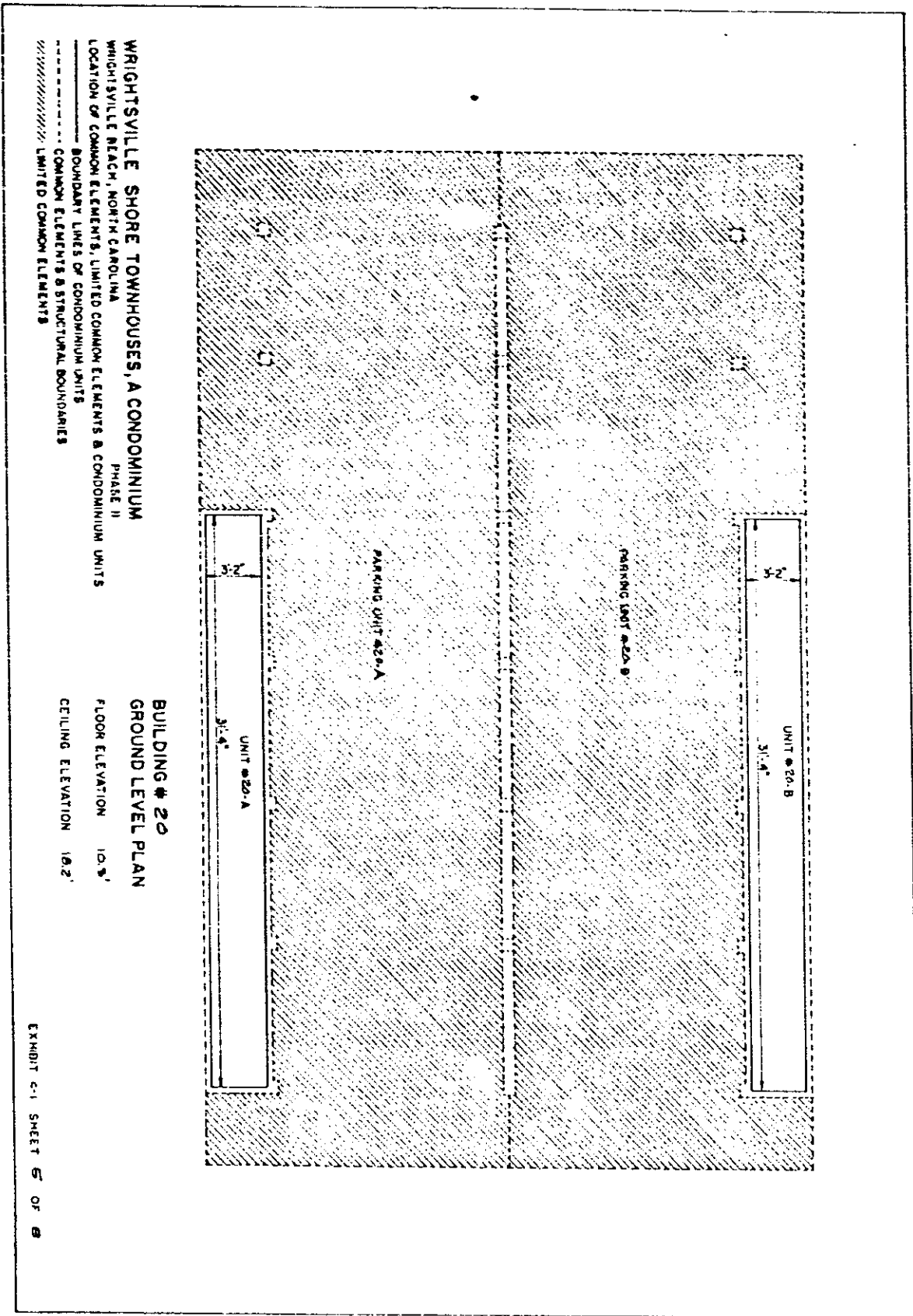


EXHIBIT "C-1"

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM

PHASE II

FLOOR PLANS



WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM
 WRIGHTSVILLE BEACH, NORTH CAROLINA
 LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS & CONDOMINIUM UNITS
 PHASE II
 --- BOUNDARY LINES OF CONDOMINIUM UNITS
 - - - - - COMMON ELEMENTS & STRUCTURAL BOUNDARIES
 //////////////// LIMITED COMMON ELEMENTS

BUILDING # 20
 GROUND LEVEL PLAN
 FLOOR ELEVATION 10.9'
 CEILING ELEVATION 10.2'

EXHIBIT "C-1"
WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM
PHASE II
FLOOR PLANS

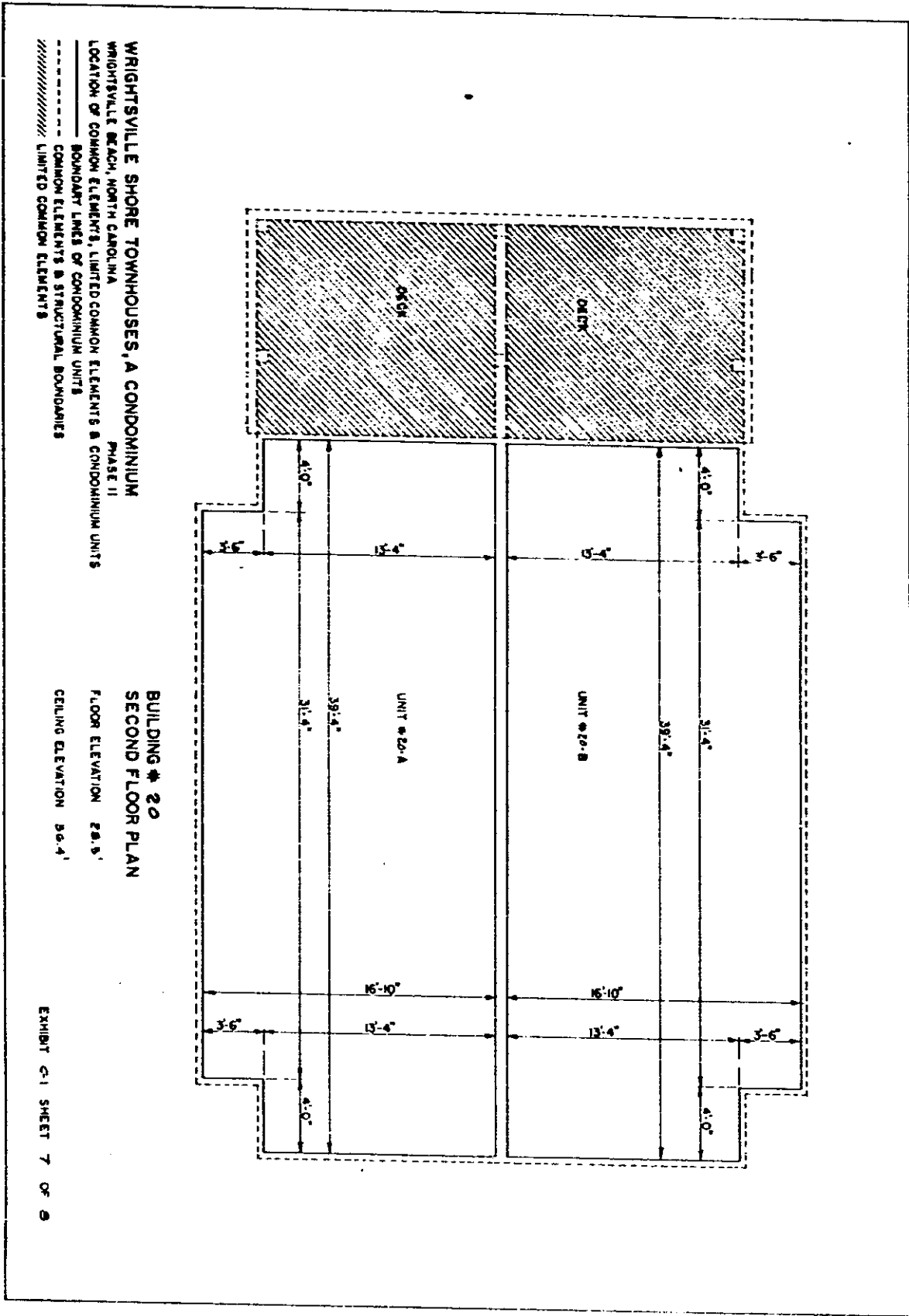


EXHIBIT "C-1"

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM

PHASE II

FLOOR PLANS

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM
 WRIGHTSVILLE BEACH, NORTH CAROLINA
 LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS & CONDOMINIUM UNITS
 PHASE II
 BOUNDARY LINES OF CONDOMINIUM UNITS
 COMMON ELEMENTS & STRUCTURAL BOUNDARIES
 LIMITED COMMON ELEMENTS

BUILDING # 20
 CROW'S NEST PLAN
 FLOOR ELEVATION 91.4'
 CEILING ELEVATION 45.5'

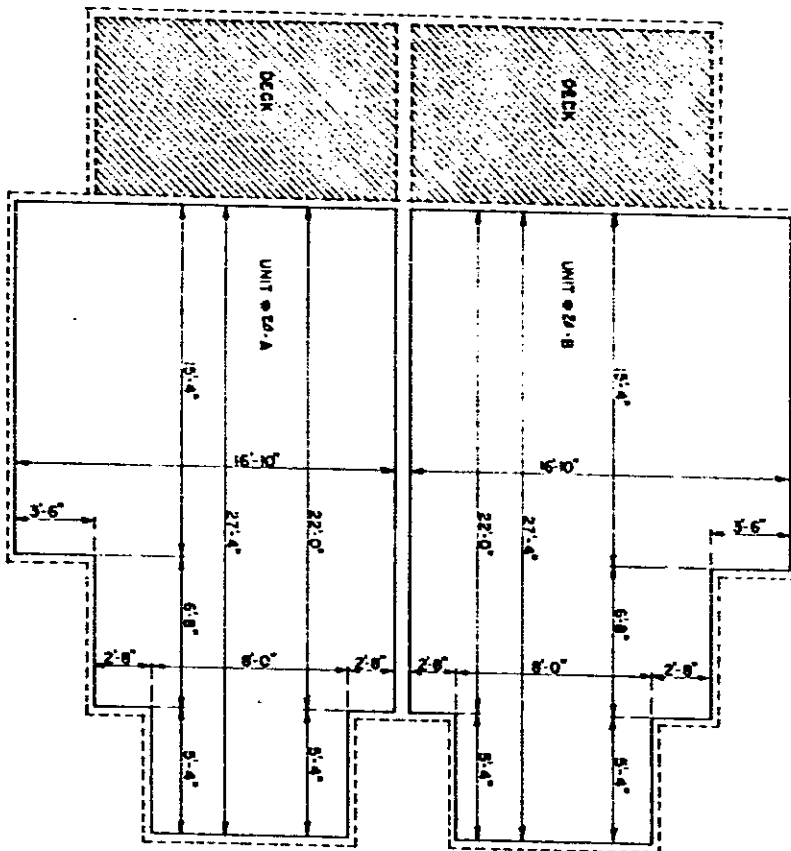


EXHIBIT "D-1"

SUPPLEMENTAL DECLARATION OF CONDOMINIUM

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM

PERCENTAGE OF OWNERSHIP OF EACH UNIT IN THE COMMON ELEMENTS

PHASES I & II

<u>Unit No.</u>	<u>Percentage of Undivided Int. in Common Elements</u>	<u>Percentage of Common Expenses</u>	<u>Annual Assessment</u>	<u>Votes in Association</u>
16A	16.67	16.67	\$1,551.00	1/6
16B	16.67	16.67	\$1,551.00	1/6
18A	16.67	16.67	\$1,551.00	1/6
18B	16.67	16.67	\$1,551.00	1/6
20A	16.67	16.67	\$1,551.00	1/6
20B	<u>16.67</u>	<u>16.67</u>	<u>\$1,551.00</u>	<u>1/6</u>
6 UNITS	100.02	100.02	\$9,306.00	6/6

EXHIBIT "E-1"

DECLARATION OF CONDOMINIUM

WRIGHTSVILLE SHORE TOWNHOUSES, A CONDOMINIUM

PHASES I & II

ESTIMATED OPERATION EXPENSES

(ANNUAL BASIS)

INSURANCE	\$7,866.00
LANDSCAPE, MAINTENANCE AND REPAIRS	<u>1,440.00</u>
TOTAL:	\$9,306.00