

FILED FOR REGISTRATION
AUGUST 29, 2003 4:18 P.M.
 DATE TIME
 AND RECORDED IN BOOK 509 PAGE 944
 M. BRENT SHOAF, REGISTER OF DEEDS
 DAVIE COUNTY, NC
 BY Martha A. Smith
 Deputy

STATE OF NORTH CAROLINA
 COUNTY OF DAVIE

FIRST SUPPLEMENTAL DECLARATION
 OF THE CONDOMINIUMS AT
 KINDERTON VILLAGE

THIS FIRST SUPPLEMENTAL DECLARATION ("Supplemental Declaration") dated this 29th day of August, 2003, is made by MULVANEY HOMES, INC., a North Carolina corporation, Declarant under that certain Declaration of The Condominiums at Kinderton Village filed January 7, 2003 and recorded in Book 458 at Page 168 in the Davie County Public Registry (the "Condominium"), pursuant to the provisions of Chapter 47C of the North Carolina General Statutes entitled the "North Carolina Condominium Act" (the "Act").

WITNESSETH:

WHEREAS, Declarant created The Condominiums at Kinderton Village by Declaration of The Condominiums at Kinderton Village recorded in Book 458 at Page 168 in the Davie County Public Registry (the "Declaration"); and

WHEREAS, the Declaration provides under Article III, paragraph 3.1, that the Declarant may exercise any development right as defined in Section 47C-2-110 of the Act; and

WHEREAS, the Declaration provides under Article III, paragraph 3.3, that Declarant reserves the right to add the Additional Property identified and described on Exhibit A-1 attached to the Declaration to the Condominium pursuant to Section 47C-2-110 of the Act; and

WHEREAS, the Plans of the Condominium recorded in ~~Condominium Unit Ownership~~ ^{Plat} Book 7 at Page 234 in the Davie County Public Registry describe the condominium units and common area contained in the Property and the Additional Property; and

Drawn by ~~and M. Smith~~
 David B. H. Saye, Esq.
 Horack, Talley, Pharr & Lowndes, P.A.
 2600 One Wachovia Center
 301 South College Street
 Charlotte, North Carolina 28202-6038
 HTPL: 197950.1

Mail to:
 N. Alan Bennett
 Thomas and Bennett
 116 South Cherry Street
 Kernersville, NC 27284

WHEREAS, Declarant is the owner of the Additional Real Estate identified and described on Exhibit A-1 to the Declaration and desires to add a portion of the Additional Property to the Condominium.

WHEREAS, Declarant has completed the construction of one (1) additional building, containing a total of four (4) new Units, on the portion of the Additional Property identified as Lot 2 on said Exhibit A-1 to the Declaration. The location of these improvements is more particularly shown on the revised surveys, plans and specifications prepared by Triad Land Surveying, P.C. and Newman Bower Architects, P.A., to be recorded under the name of the Condominium, simultaneously with the recording of this Supplemental Declaration, in the Unit Ownership Book in the Davie County Public Registry (the "Supplemental Plans"). In order to accomplish the exercise of its Special Declarant Right to add property and create new Units and Limited Common Elements shown on the Supplemental Plans, Declarant, pursuant to the authority set forth in the Declaration, is executing this Supplemental Declaration.

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. The Exhibit D attached to the Declaration shall be deleted and replaced with the attached Exhibit B, which describes all the Units, including the Units of The Condominiums at Kinderton Village created out of the Additional Property, and the percentage of undivided interest in the common elements as to all Units.

2. The property identified on the attached Exhibit A contains one (1) building comprising four (4) new Units. The Supplemental Plans show the particulars of the building, including the location, layout, number of rooms, dimensions, ceiling and floor elevations, approximate area, the building designation, and unit numbers, and the location of the Common Elements and Limited Common Elements. The new Units are located at the addresses and are constructed according to the basic floor plans all as set forth on Exhibit A.

IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration of The Condominiums at Kinderton Village to be signed and sealed by its duly authorized officer as its act and deed the day and year first above written which Supplemental Declaration shall run with the Property described herein.

MULVANEY HOMES, INC. ~~(SEAL)~~
a North Carolina corporation

By: Greg Williams (SEAL)
Greg Williams Vice President

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

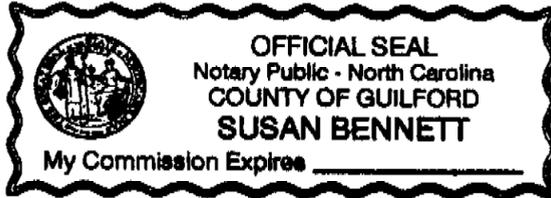
This 29th day of August, 2003, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Greg Williams, who, being duly sworn, says that he is Vice President of MULVANEY HOMES, INC., and that he signed said instrument on behalf of said corporation by its authority duly given.

WITNESS my hand and notarial stamp or seal this 29th day of August, 2003.

Susan Bennett
Notary Public

My Commission Expires:

8-5-2007



STATE OF NORTH CAROLINA, DAVIE COUNTY

The foregoing certificate of Susan Bennett, Notary Public of Guilford County is certified to be correct. This the 29th day of August, 2003.

M. BRENT SHOAF, REGISTER OF DEEDS

BY: Martha S. Smith deputy

EXHIBIT A

TO FIRST SUPPLEMENTAL DECLARATION OF CONDOMINIUM
FOR
THE CONDOMINIUMS AT KINDERTON VILLAGE

The addition to the Condominiums at Kinderton Village is more fully described on the plat of survey for The Condominiums at Kinderton Village dated July 10, 2003, prepared by Triad Land Surveying P.C. by Wayne T. Sims, PLS, entitled "The Condominiums at Kinderton Village and Lakeside Crossing - Phase 1 = 1 Quadraplex Building" consisting of ~~one (1) sheet~~²⁵⁴⁻⁸¹⁵ which was attached to this Supplemental Declaration of The Condominiums at Kinderton Village at the time it was filed for record, is duly filed in the Office of the Register of Deeds for Davie County, North Carolina in Condominium Unit Ownership Book at Page. Said survey is incorporated herein by reference as though fully set out herein.

File 2 5

EXHIBIT B

**TO FIRST SUPPLEMENTAL DECLARATION OF CONDOMINIUM
FOR
THE CONDOMINIUMS AT KINDERTON VILLAGE**

Unit Number	Heated Square Footage (Based upon Initial Plans & rounded to the nearest whole)	Common Element Interest Percentage	Projected Monthly Assessment (Based upon preliminary operating budget estimate of \$_____ per
292 Townpark Drive #101	861	2.4975	105
292 Townpark Drive #102	861	2.4975	105
292 Townpark Drive #201	861	2.4975	105
292 Townpark Drive #202	970	2.8137	105
292 Townpark Drive #301	918	2.6629	105
292 Townpark Drive #302	971	2.8166	105
298 Townpark Drive #101	861	2.4975	105
298 Townpark Drive #102	861	2.4975	105
298 Townpark Drive #201	861	2.4975	105
298 Townpark Drive #202	970	2.8137	105
298 Townpark Drive #301	918	2.6629	105
298 Townpark Drive #302	971	2.8166	105

302 Townpark Drive #101	861	2.4975	105
302 Townpark Drive #102	861	2.4975	105
302 Townpark Drive #201	861	2.4975	105
302 Townpark Drive #202	970	2.8137	105
302 Townpark Drive #301	918	2.6629	105
302 Townpark Drive #302	971	2.8166	105
132 Pinewood Lane #101	1600	4.6412	125
132 Pinewood Lane #102	1600	4.6412	125
132 Pinewood Lane #103	1600	4.6412	125
132 Pinewood Lane #104	1600	4.6412	125
127 Pinewood Lane #101	1337	3.8783	125
127 Pinewood Lane #102	1337	3.8783	125
127 Pinewood Lane #103	1337	3.8783	125
127 Pinewood Lane #104	1337	3.8783	125
140 Pinewood Lane #101	1600	4.6412	125
140 Pinewood Lane #102	1600	4.6412	125
140 Pinewood Lane #103	1600	4.6412	125

140 Pinewood Lane #104	1600	4.6412	125
Total		100%	