

WHEREAS, Declarant now wishes to amend the Original Declaration pursuant to Declarant's rights to amend said Original Declaration as contained in Article XII entitled "Amendment" and pursuant to Declarant's exercise of development rights pursuant to Sections 2-110(a) and 2-109(d) of the Act, by adding (an additional building to the property described on Exhibit A) (and delineating a portion of the property described on Exhibit "A-1) of the Original Declaration to the condominium area known as Willoughby Park II Condominium.

NOW THEREFORE, pursuant to Article XII of the original declaration, the Declarant does hereby amend the original declaration to include, Willoughby Park II Condominium, Building **102**, as shown on the condominium plan prepared by Stroud Engineering, P.A. dated June 15, 2010, and recorded in Condominium Book 3, at Page 137-141 of the Pitt County Registry; and Willoughby Park II Condominium, Building **106**, as shown on the condominium plan prepared by Stroud Engineering, P.A. dated June 15, 2010, and recorded in Condominium Book 3, at Page 142-146 of the Pitt County Registry; and such land is held and shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved, subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said property and the division thereof into condominium units and shall be deemed to run with the land and shall be a burden and benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

1. Affirmation of Declaration. The Declaration of Condominium under the provisions of Chapter 47C of the General Statutes of the State of North Carolina and of Covenants, Conditions and Restrictions of Willoughby Park II Condominium, as recorded in

Book 2707 at Page 552; recorded in the Pitt County Registry, is hereby ratified, confirmed, restated and applied to Willoughby Park II Condominium, Building 102 and 106, by this Amended Declaration of Condominium. Except as hereinafter contained and changed, said Original Declaration shall apply to Willoughby Park II Condominium, Building 102 and 106, and is incorporated by reference herein as though fully set forth.

2. Unit Designation and Development. Units are shown and located on the plans and specifications of Willoughby Park II Condominium, Building 102 and 106, attached hereto and incorporated by reference. Each unit shall have access to the common elements as shown on the plans.

The aforementioned plans and specifications of said building are filed simultaneously herewith in the office of the Register of Deeds of Pitt County and designate all particulars of said buildings, common elements and limited common elements including, but not limited to, the layout, location, ceiling and floor elevations, unit numbers, dimensions of the units, location of the common elements, location of parking facilities, other facilities affording access to each unit. Limited common elements are shown on said plans and more specifically described on Exhibit "A" attached hereto.

3. Unit Information and Reallocation of Interest Among All Units. The unit information and allocations of interest originally contained in Exhibit "B" of the Original Declaration is amended to show the appropriate information as to Willoughby Park II Condominium, Building 102 and 106, and is hereto attached and incorporated herein by reference as Exhibit "B".

Willoughby Clark, LLC
By: [Signature]
Manager

NORTH CAROLINA
PITT COUNTY

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Thomas F. Lanier, Manager, Managers of Willoughby Clark, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 22 day of June, 2010.

SHANNON K DICKERSON
NOTARY PUBLIC
PITT COUNTY, NORTH CAROLINA

[Signature]
Notary Public
My Commission Expires: 10.17.2012

EXHIBIT "A"

LIMITED COMMON ELEMENTS

Each unit shall have those limited common elements as shown on the condominium plans and as set forth below:

1. Entrance walks, balcony access main entrance walks, and stairs. The entrance walks, balcony access main entrance walks, and stairs attached to each building shall be limited common elements for the joint use of all of the units which are served by the walks or stairs in the building.

2. Special limited common elements. Balconies or porches attached to any units shall be special limited common area reserved solely for the use of the owner of such unit. This however does not prevent the Board from passing such rules and regulations as to the appearance and/or up-keep of such special limited common area for the purpose of preserving and overall aesthetic appearance of condominium

EXHIBIT "B"

SECTION 3.4 CALCULATION OF OWNERSHIP INTEREST, COMMON EXPENSE LIABILITY AND VOTES IN THE ASSOCIATION

Unit No.	Percentage of Undivided Interest in Common Elements	Percentage of Common Expenses	Votes Association
100- A	.0555	.0555	1
100-B	.0555	.0555	1
100-C	.0555	.0555	1
100-D	.0555	.0555	1
100-E	.0555	.0555	1
100-F	.0555	.0555	1
102-A	.0555	.0555	1
102-B	.0555	.0555	1
102-C	.0555	.0555	1
102-D	.0555	.0555	1
102-E	.0555	.0555	1
102-F	.0555	.0555	1
106-A	.0555	.0555	1
106-B	.0555	.0555	1
106-C	.0555	.0555	1
106-D	.0555	.0555	1
106-E	.0555	.0555	1
106-F	.0555	.0555	1

Percentage of Undivided Interest in Common Elements, Liability for Common Expenses (Not including Insurance), and Votes in Association. Percentage of undivided interest in common elements and liability for common expenses (except insurance as contained in Paragraph "2." below) shall be allocated equally to all units and shall be calculated by dividing the number of total units in the total condominium project by one. In the event additional real estate is added pursuant to this Declaration, the percentages as established herein shall be recalculated pursuant to this formula and included within any recorded amendment to this Declaration. Each unit shall be allocated one (1) vote in the Association.

Insurance Premiums Common Expense. Insurance premiums are a common expense to be set by the master policy and will vary according to the size of the unit.

Effective Date of Allocations. The allocations of undivided interest in the common elements, liability for common expenses and votes in the Association are effective on the date of the recording of this Declaration. In the event additional real estate is added to the condominium, the effective date of the allocations as stated above shall be the date of the recording of an Amended Declaration pursuant to Section 2-117 of the Act.