



FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2009 APR 09 04:34:02 PM
BK:6188 PG:300-304 FEE:\$23.00

INSTRUMENT # 2009011345

Prepared by and Return to: **BPIP, LLC**
Attention: Gary Murtagh
5917 Oleander Drive, Suite 204
Wilmington, NC 28403

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

**AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR BRADFORD PLACE
CONDOMINIUMS AT DOWNING CREEK**

KNOWN ALL MENT BY THESE PRESENTS THAT:

THIS AMENDMENT is made the ___ day of April, 2009, by the Declarant, BRADFORD PLACE TOWNHOMES OF CHAPEL HILL, LLC, a North Carolina limited liability company, for the purpose of amending the Declaration of Condominiums at Downing Creek as herein set forth:

WITNESSETH:

WHEREAS, the Declaration of Condominium For Bradford Place Condominiums at Downing Creek was recorded in Book 5660 at Page 652 and as amended in Book 6167 at Page 479 of the Durham County Registry; and

WHEREAS, Declarant desires to amend said declaration and any amendments thereto;
and

WHEREAS, Declarant, pursuant to 47C-2-105(a)(8) of the North Carolina Condominium Act and the rights reserved in the Declaration of Condominium For Bradford Place Condominiums at Downing Creek, does hereby amend the Declaration:

The following shall be added to Article V, Section 5.3:

ARTICLE V

Section 5.3 The percentage interest in the Common Elements allocated to each unit of each phase shall be the Common Elements Interest for that unit as shown on "Exhibit D" attached hereto and incorporated herein by reference. Phase 1, consists of 28 units and Phase 2 consists of 11 units, both of which are shown as "Exhibit C" to the Amendment To Declaration of Condominium for Bradford Place Condominiums at Downing Creek recorded at Book 6167 at Page 479 of the Durham County Registry. Phase 1 has a 71.42% total interest in the Common Elements and Phase 2 has a 28.58% total interest in the Common Elements.

Except as modified by this Amendment all of the terms and provisions of this Condominium are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

BRADFORD PLACE TOWNHOMES OF CHAPEL HILL, LLC
a North Carolina limited liability company

By: Charles W. Smith, III
Charles W. Smith, III, its member manager

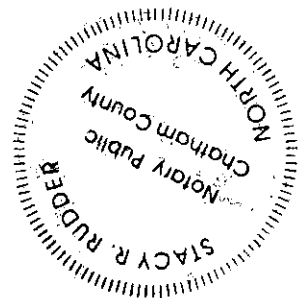
STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Stacy R. Rudder, a Notary Public of aforesaid County and State, certify that CHARLES W. SMITH, III personally came before me this day and acknowledged that he is member manager of BRADFORD PLACE TOWNHOMES OF CHAPEL HILL, LLC, a North Carolina limited liability company, and that he, as member manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 9th day of April, 2009.

Stacy R. Rudder
NOTARY PUBLIC



My Commission Expires - May 7
2 2012

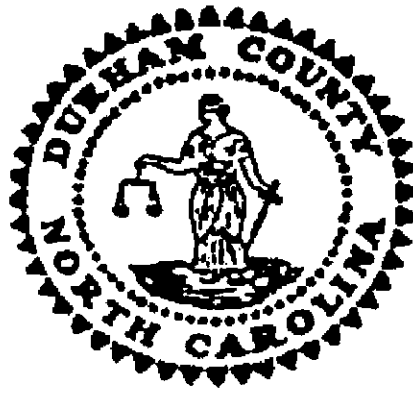
**EXHIBIT D
COMMON ELEMENTS INTEREST**

PHASE 1

UNIT DESIGNATION	PERCENTAGE INTEREST IN PHASE 1
1	3.44%
2	3.07%
3	3.16%
4	3.07%
5	3.44%
17	3.70%
18	3.55%
19	3.70%
20	3.70%
21	3.55%
22	3.59%
23	3.55%
24	3.70%
25	3.70%
26	3.55%
27	3.70%
28	3.70%
29	3.55%
30	3.70%
31	3.70%
32	3.55%
33	3.70%
34	3.70%
35	3.55%
36	3.70%
37	3.70%
38	3.55%
39	3.70%
Total	100.00%

PHASE 2

UNIT DESIGNATION	PERCENTAGE INTEREST IN PHASE 2
6	9.25%
7	8.88%
8	9.25%
9	9.25%
10	8.88%
11	9.25%
12	9.25%
13	8.88%
14	8.98%
15	8.88%
16	9.25%
Total	100.00%



WILLIE L. COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E. MAIN STREET
DURHAM, NC 27701

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 04/09/2009 04:34:02 PM
Book: RE 6188 Page: 300-304
Document No.: 2009011345
AMD 5 PGS \$23.00
Recorder: JENNIFER H SMITH



2009011345