



FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2009 MAR 27 02:48:50 PM
BK:6176 PG:479-483 FEE:\$23.00

INSTRUMENT # 2009009539

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 25TH day of March, 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 of the Durham County Registry; and

WHEREAS, Declarant desires to amend said declaration; 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:

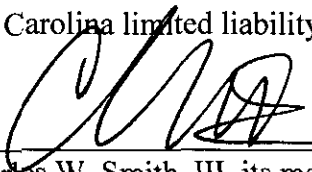
ARTICLE I

Section 1.20 "Plat" shall mean and refer to the survey of the Property and the plans for the Condominium, plans and specifications of the Buildings and Property recorded in the Durham County Registry in Book 9, Pages 189-264 and as shown on Exhibit C, attached hereto and incorporated herein by reference.

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

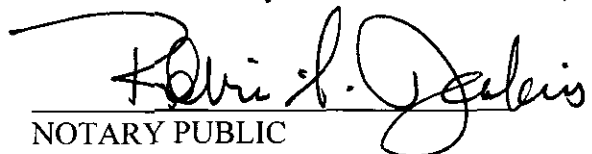
By: 
Charles W. Smith, III, its member manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, ROBIN A. JENKINS, 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 25th day of March, 2009.


NOTARY PUBLIC
My Commission Expires: JULY 7, 2009

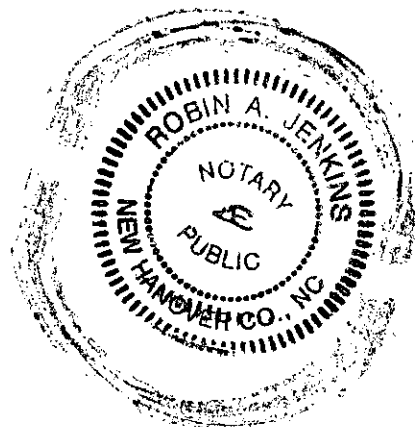


EXHIBIT C
TO THE AMENDMENT TO THE DECLARATION IS ON THE FOLLOWING PAGE

NOTE:
AREA BY COORDINATE COMPUTATION

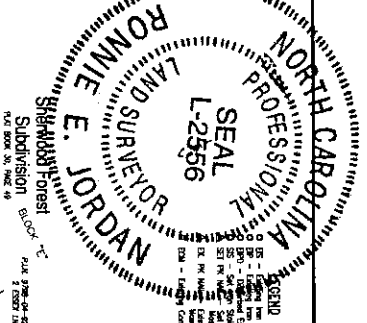
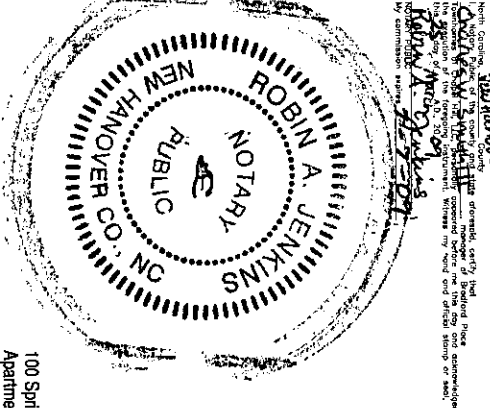
1. I, RONNIE E. JORDAN, CERTIFY THAT THIS SURVEY CREATES A CONDOMINIUM OF LAND IN ACCORDANCE WITH G.S. 41C-2-109 AND THAT THIS PLAN ACCURATELY DEPICTS THE LOCAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE LOTS AND OTHER APPROPRIATIONS RELATIVE TO THE SURROUNDING LANDS AND ADJACENT PUBLIC RIGHTS OF WAY. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING ACT AND THE REGULATIONS THEREUNDER. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, LICENSE NO. 20170, EXPIRES 31ST DAY OF JUNE, 2007.

DURHAM COUNTY, NORTH CAROLINA
I, RONNIE E. JORDAN, CERTIFY THAT THE MAP AND METEOR LOGS WERE PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DATED AS DESCRIBED HEREIN, AND THAT THE BOUNDARIES AND DIMENSIONS SHOWN THEREON WERE MEASURED AND RECORDED AS YET UNRECORDED. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 41C-2-109 AND THE REGULATIONS THEREUNDER. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, LICENSE NO. 20170, EXPIRES 31ST DAY OF JUNE, 2007.

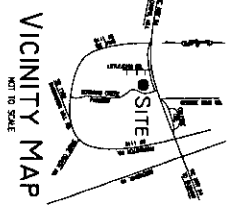
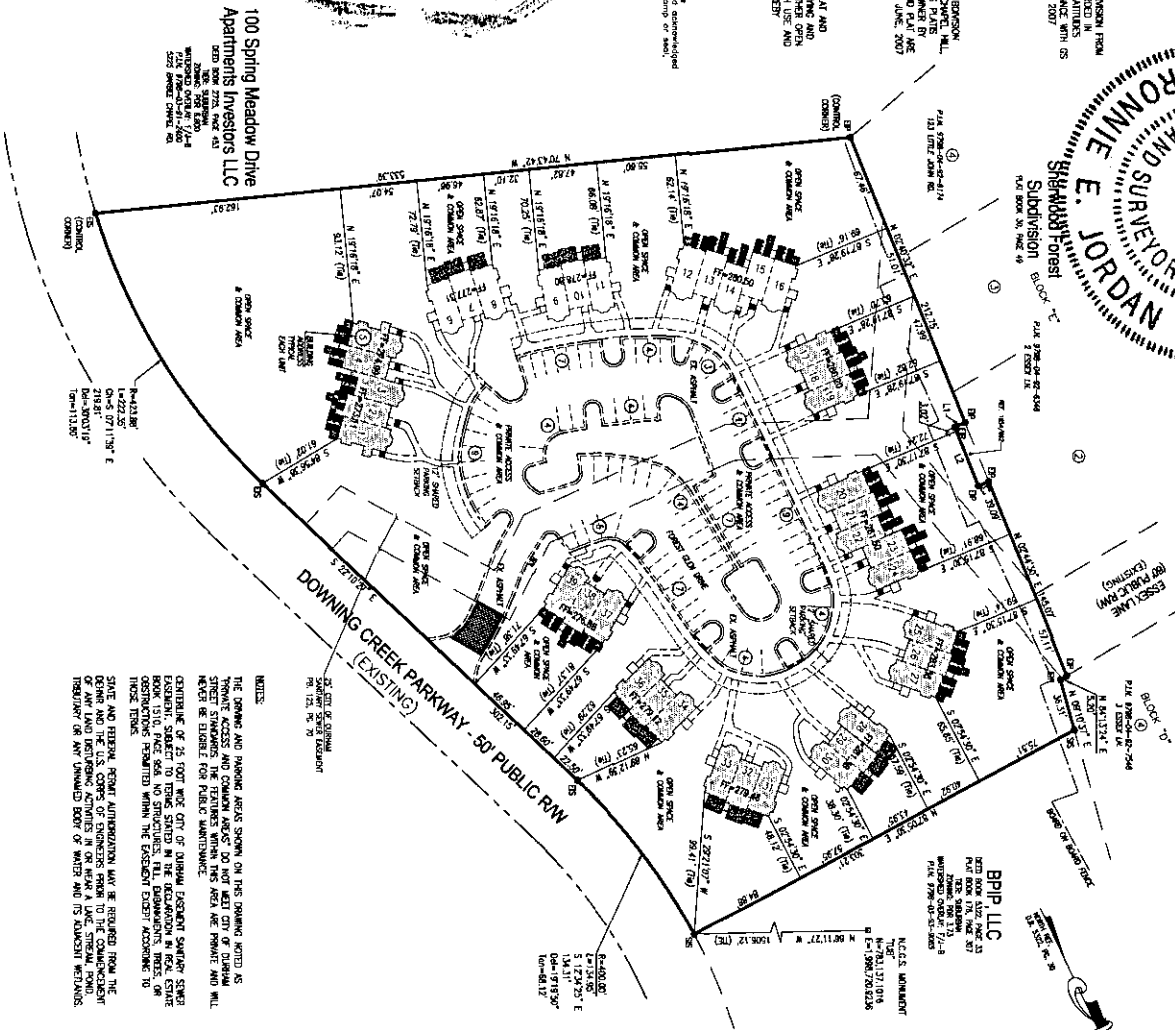
DURHAM COUNTY, NORTH CAROLINA
I, RONNIE E. JORDAN, CERTIFY THAT THE ATTACHED PLAN AND SUPERVISION LOGS WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT THE DIMENSIONS OF THE LOTS AND OTHER APPROPRIATIONS SHOWN THEREON WERE MEASURED AND RECORDED AS YET UNRECORDED. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 41C-2-109 AND THE REGULATIONS THEREUNDER. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, LICENSE NO. 20170, EXPIRES 31ST DAY OF JUNE, 2007.

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN WITHIN THE ATTACHED PLAN AND SUPERVISION LOGS HEREBY CERTIFY THAT THE DIMENSIONS OF THE LOTS AND OTHER APPROPRIATIONS SHOWN THEREON WERE MEASURED AND RECORDED AS YET UNRECORDED. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 41C-2-109 AND THE REGULATIONS THEREUNDER. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, LICENSE NO. 20170, EXPIRES 31ST DAY OF JUNE, 2007.

North Carolina
I, Robin A. Jenkins, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same was presented to me for recording before me this 24th day of March, 2009, and that the same was duly recorded in my office and duly stamped and indexed by me as the same was presented to me for recording before me this 24th day of March, 2009.



LINE	LENGTH	BEARING
1	1.130	S 72° 15' 00" E
2	1.130	S 72° 15' 00" E
3	1.130	S 72° 15' 00" E
4	1.130	S 72° 15' 00" E



UNSHADED AREA
SHADED AREA
PHASE ONE
PHASE TWO

NOTES:
1. THE SPACING AND PARKING AREAS SHOWN ON THIS DRAWING NOTED AS THROUGH ACCESS AND COMMON AREAS DO NOT MEET CITY OF DURHAM STREET DIMENSIONS THE FEATURES WITHIN THIS AREA ARE PRIVATE AND WILL NOT BE AVAILABLE FOR PUBLIC MAINTENANCE.
2. CENTERLINE OF 25 FOOT WIDE CITY OF DURHAM EXISTENT SWANER STREET EXISTENT. SUBJECT TO THE RECORDATION IN REAL ESTATE DIVISION. THE CITY OF DURHAM HAS REVIEWED THIS PLAN AND HAS APPROVED THE CONSTRUCTION THEREOF. THE EXISTENT EXCEPT ACCORDING TO THESE TERMS.
3. STATE AND FEDERAL PERMIT APPLICATIONS MAY BE REQUIRED FROM THE DESIGNER AND THE U.S. COASTS OF ENGINEERS PRIOR TO THE COMMENCEMENT OF ANY LAND DEVELOPING ACTIVITIES OR FROM A LOCAL TRIBAL TRIBAL TRIBAL OR ANY TRIBAL BODY OF WHICH AND ITS SUBSIDIARIES RELATIONS.

NOTES:
1. PROPERTY OWNERS: BRADFORD PLACE TOWNHOMES OF CHARLT, LLC, LLC, 1000 LANTANA RD, SUITE 100, DURHAM, NC 27704.
2. SUBJECT PROPERTY: P.L.N. 978-01-00-004.
3. PROPERTY AREA: 5.03 ACRES (214,976 SQ FT).
4. ALL UTILITIES SHOWN INCLUDING SWANER STREET, STORM DRAINAGE, & WATER LINES ARE UNDERGROUND AND APPROXIMATE LOCATIONS SHOWN.
5. THE SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREA OR FUTURE CONDOMINIUM FLOOD HAZARD AREA, AS SHOWN ON FEMA PANEL 2700000000, EFFECTIVE DATE 06/02/2006 AND FEMA PANEL 2710938000, EFFECTIVE DATE 06/02/2006.

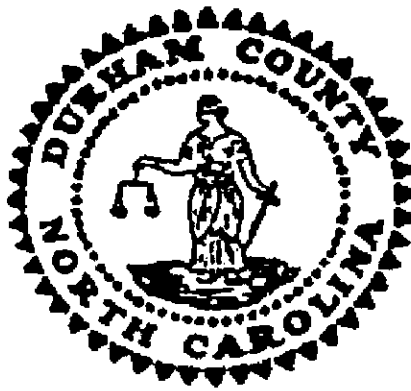
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS

Total Area
218,976 sq. ft.
5.03 acres

CONDOMINIUM PLAN PREPARED FOR
Bradford Place Condominiums at Downing Creek
TRIANGLE TOWNSHIP DURHAM COUNTY
DURHAM, NORTH CAROLINA

JORDAN - TEW & ASSOCIATES, P.A.
ENGINEERING, SURVEYING, PLANNING, & MATERIALS TESTING
P.O. BOX 249 PH. (910) 892-5159
DUNN, N.C. 28335 FAX (910) 892-1893

DRAWN BY: FT
SURVEYED BY: M. J. RA
CHECKED BY: R. JORDAN
DATE: 08-20-07
REVISIONS: 03-24-08



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: 03/27/2009 02:48:50 PM
Book: RE 6176 Page: 479-483
Document No.: 2009009539
AMD 5 PGS \$23.00
Recorder: JENNIFER H SMITH



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