

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
Electronically Recorded
2020 Mar 24 12:42 PM RE Excise Tax: \$ 0.00
Book: 34398 Page: 657 - 658 Fee: \$ 26.00
Instrument Number: 2020041339

Fredrick Smith

Prepared by and return to:

Michael R. Ganley, Attorney, Bagwell Holt Smith P.A.
111 Cloister Court, Ste. 200, Chapel Hill, NC 27514

**FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
LUXITY TERRACES V CONDOMINIUM**

This First Amendment to the Declaration of Condominium for Luxity Terraces V Condominium (this "First Amendment"), is made this 14th day of March, 2020, by LUXITY LLC, a North Carolina limited liability company, hereinafter referred to as the "Declarant". Declarant states and declares as follows:

A. Declarant previously made a Declaration of Condominium for Luxity Terraces V Condominium, dated July 10, 2018 and recorded July 11, 2018 at Book 32821 Page 323, Mecklenburg County Registry (the "Declaration").

B. Section 23.c. of the Declaration provides that the Declaration may be amended only by a written instrument executed on behalf of the Association by an officer of the Association designated for that purpose and authorized by the affirmative vote of at least sixty-seven percent (67%) of the total allocated interests of the Condominium.

C. As of the date of this First Amendment, Declarant owns one hundred percent (100%) of the total allocated interests of the Condominium.


D. Declarant now desires to amend the Declaration.

THEREFORE, Declarant hereby amends the Declaration as follows:

1. Section 13.f. is deleted in its entirety.
2. Except as amended herein, all terms and provisions of the Declaration remain unmodified. As amended herein, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this First Amendment to be executed, as of the date first stated above.

LUXITY LLC, Declarant,
a North Carolina limited liability company

By:  3/19/20
Jason Javer, Managing Partner

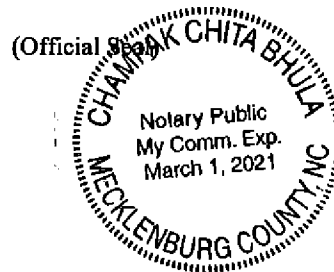
NORTH CAROLINA
COUNTY OF MECKLENBURG

I, CHAMPAK CHITA BHULA, a Notary Public, do hereby certify that Jason Javer personally came before me and acknowledged that he is a Managing Partner of Luxity LLC, a North Carolina limited liability company, and that he, as Managing Partner, being authorized to do so executed the foregoing on behalf of the limited liability company.

Champak Chita Bhula
Official Signature of Notary Public

Date: 19TH MARCH, 2020.

CHAMPAK CHITA BHULA
Notary's Printed or Typed Name, Notary Public



My commission expires: My Commission expires
March 1, 2021