



FILED Joyce H. Pearson
Register of Deeds Orange COUNTY, NC
BY *Bonnie Benardum*
Deputy

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See

**FOR MULTIPLE PIN SHEET
SEE BOOK 3740 PAGE 116**

Drawn By and Return To:

The Boulevard Company
Attention: Kenneth J. Abner, Esq.
715 North Church Street, Suite 110
Charlotte, NC 28202

NOTE: The Plans for the Condominium are
recorded in Unit Ownership File No.
in the Orange County Public Registry

**STATE OF NORTH CAROLINA
COUNTY OF ORANGE**

**DECLARATION OF CONDOMINIUM
FOR
605 WEST MAIN CONDOMINIUM**

This Declaration of Condominium (this "Declaration") is made this 1st day of April, 2005, by **THE BOULEVARD AT 605 WEST MAIN LLC**, a North Carolina limited liability company ("Declarant"), pursuant to the provisions of Chapter 47C of the North Carolina General Statutes, entitled the "North Carolina Condominium Act."

BACKGROUND STATEMENT

Declarant is the owner of the following real property located in the City of Carrboro, Orange County, North Carolina (collectively, the "Property"):

- A. A parcel of land containing approximately 0.52 acres, with a street address of 605 West Main, Carrboro, North Carolina, and more particularly described on Exhibit A attached hereto (the "Land").
- B. A building located on the Land which, as more specifically set forth herein, will contain seven (7) residential condominium units and sixteen (16) commercial condominium units (each of which commercial units may be subdivided or combined as provided in this Declaration), and certain common amenities, such as entrances and lobbies, elevators and stairways, hallways, mechanical rooms, and utility systems (the "Building").
- C. Certain other common amenities located on the Land outside of the Building.

Declarant desires to submit the Property to the terms and provisions of the North Carolina Condominium Act. In addition, Declarant has deemed it desirable to create a nonprofit, incorporated owners' association which will be delegated and assigned powers of maintaining and administering the common areas and facilities on the Property; of administering and enforcing the covenants and restrictions created in this Declaration; of levying, collecting and disbursing the assessments and charges created in this Declaration; and of taking any steps or performing any acts deemed necessary or appropriate to preserve the values of condominium units within the Property and to promote the recreation, health, safety and welfare of the unit owners. In order to accomplish the foregoing, Declarant is executing and recording this Declaration.

STATEMENT OF DECLARATION

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, transferred, sold, conveyed, occupied and used subject to the following covenants, conditions, easements, uses, limitations, obligations, and restrictions, all of which are declared and agreed to be in furtherance of a plan for the division of the Property 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 or entity acquiring or owning an interest in the Property, and their grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I.

DEFINITIONS

Unless it is plainly evident from the context that a different meaning is intended, the following terms, words, and phrases shall have the following meanings when used in this Declaration:

Section 1.1 Association. "Association" shall mean and refer to 605 West Main Condominium Owners Association, Inc., a corporation organized and existing under the North Carolina Non-Profit Corporation Act pursuant to and in accordance with this Declaration, the Bylaws, and the North Carolina Condominium Act.

Section 1.2 Building. "Building" shall mean and refer to the building located upon the Land which includes parking on the ground level, three stories of Units above the ground level (which Units shall be comprised of a total of seven (7) Residential Units, sixteen (16) Commercial Units (which Commercial Units may be subdivided into additional Commercial Units as described in further detail in this Declaration)), and certain Common Elements.

Section 1.3 Bylaws. "Bylaws" shall mean and refer to the bylaws of the Association, a copy of which is attached hereto as Exhibit C, and all amendments to such bylaws which may from time to time be adopted.

Section 1.4 Commercial Units. "Commercial Units" shall mean and refer to the sixteen (16) Units, located on the first and second stories of the Building, that are identified as

such on the Plans, and to any other Units into which those sixteen (16) Units may be subdivided or combined from time to time by Declarant pursuant to Section 9.5(c).

Section 1.5 Common Elements. "Common Elements" shall mean and refer to all portions of the Condominium other than the Units, as depicted on the Plans, and as more particularly described in Section 5.1 of this Declaration.

Section 1.6 Common Elements Interest. "Common Elements Interest" shall mean and refer to the undivided percentage interest in the Common Elements allocated to each Unit, as set forth on Exhibit B attached hereto. The Common Elements Interests shall be used to allocate the division of proceeds, if any, resulting from any casualty loss or eminent domain proceedings, but shall not be used to determine voting rights in the Association, or each Unit's share of Common Expenses, each of which shall be allocated equally among all Residential Units, and shall be allocated to the Commercial Units in the manner provided in the Condominium Documents. The aggregate Common Elements Interest allocated to the Residential Units shall be one-third (33.33%), and the aggregate Common Elements Interest allocated to the Commercial Units shall be two-thirds (66.67%).

Section 1.7 Common Expenses. "Common Expenses" shall mean and refer to any and all expenditures made by or financial liabilities of the Association, together with any allocations to reserves, pursuant to and in accordance with this Declaration, the Bylaws, and N.C.G.S. §47C-1-103(S).

Section 1.8 Condominium. "Condominium" shall mean and refer to the 605 West Main Condominium, as established by the submission of the Property to the terms of the North Carolina Condominium Act by this Declaration.

Section 1.9 Condominium Documents. "Condominium Documents" shall mean and refer to this Declaration, the Articles of Incorporation of the Association, the Bylaws, and the rules and regulations governing the use of the Property, as the foregoing may be amended and supplemented from time to time, and all attachments and exhibits thereto.

Section 1.10 Declarant. "Declarant" shall mean and refer to The Boulevard at 605 West Main LLC, a North Carolina limited liability company. Following any foreclosure by the Construction Lender under its Deed of Trust (as those terms are defined in Article XX), the Construction Lender shall hold the rights of Declarant under this Declaration solely for the purpose of transferring such rights to another person, and the Construction Lender shall not be subject to any liability or obligation as a "Declarant" under this Declaration for the period it owns such rights, unless and until the Construction Lender elects to succeed to the rights and obligations of Declarant hereunder and files of record an instrument expressly stating such exercise. Upon any such transfer or election by the Construction Lender, the term "Declarant" shall mean and refer to the Construction Lender's transferee or the Construction Lender, as appropriate. In addition, following recordation of a document transferring to another person or entity all or some of the Special Declarant Rights, pursuant to Section 6.2 of this Declaration, the term "Declarant" also shall mean and refer to that transferee.

Section 1.11 Declarant Control Period. "Declarant Control Period" shall mean and refer to the period commencing on the date hereof and continuing until the earlier of (i) three (3) years after the date of the first conveyance of a Unit to an Owner other than Declarant; (ii) one hundred twenty (120) days after conveyance of seventy-five percent (75%) of the Units, including Units which may be created pursuant to Special Declarant Rights, to an Owner other than Declarant; (iii) two (2) years after Declarant ceases to offer Units for sale in the ordinary course of business; or (iv) the date upon which Declarant voluntarily surrenders control of the Condominium.

Section 1.12 Declaration. "Declaration" shall mean and refer to this Declaration of Condominium, as it may be amended in the future.

Section 1.13 Executive Board. "Executive Board" shall mean and refer to the governing body from time to time of the Association as constituted in accordance with the Articles of Incorporation of the Association, the Bylaws and the North Carolina Condominium Act.

Section 1.14 Exterior Parking Area. "Exterior Parking Area" shall mean and refer to the twenty-six (26) striped parking spaces located outside of the Building, all as depicted on the Plans. The Exterior Parking Area also includes two parking spaces for the parking of motorcycles.

Section 1.15 Interior Parking Area. "Interior Parking Area" shall mean and refer to the twenty-six (26) striped parking spaces located on the ground level of the Building, seven (7) of which spaces are to be allocated to the exclusive use of Residential Units pursuant to Section 5.5. The Interior Parking Area also includes one (1) parking space for the parking of motorcycles.

Section 1.16 Land. "Land" shall mean and refer to the real property subject to this Declaration, exclusive of any improvements located thereon or incorporated therein, which is more particularly described on Exhibit A attached hereto.

Section 1.17 Limited Common Elements. "Limited Common Elements" shall mean and refer to those portions of the Common Elements allocated by this Declaration, or the terms of N.C.G.S. §47C-2-102(2) or (4), for the exclusive use and benefit of one or more, but fewer than all, of the Units, to the exclusion of all other Units, as more fully described in Section 5.2 of this Declaration, and as depicted on the Plans.

Section 1.18 Mortgage. "Mortgage" shall mean and refer to a mortgage or deed of trust constituting a first lien on a Unit.

Section 1.19 Mortgagee. "Mortgagee" shall mean and refer to the owner and holder of a Mortgage that has notified the Association in writing of its name and address, and that it holds a Mortgage on a Unit. Such notice will be deemed to include a request that the Mortgagee be given the notices and other rights described in Article XVI.

Section 1.20 North Carolina Condominium Act. "North Carolina Condominium Act" shall mean and refer to Chapter 47C of the North Carolina General Statutes.

Section 1.21 Owner. “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Unit but shall exclude those persons or entities having an interest in any Unit as merely security for the payment or performance of an obligation.

Section 1.22 Plans. “Plans” shall mean and refer to the surveys, plans and specifications of the Building and the Property, prepared by Kevin M. Kane, and by Kevin C. Piver, and recorded under the name of the Condominium in the Unit Ownership File in the Office of the Register of Deeds of Orange County.

Section 1.23 Property. “Property” shall mean and refer to the real property owned by Declarant that is subjected to this Declaration, more particularly described in Paragraphs A through C of the Background Statement.

Section 1.24 Residential Unit. “Residential Unit” shall mean and refer to the seven (7) Residential Units within the Building that are identified as such on the Plans, which Units are restricted to residential use.

Section 1.25 Special Declarant Rights. “Special Declarant Rights” shall mean and refer to the rights reserved for the benefit of Declarant in the Condominium Documents, as more particularly described in Article VI of this Declaration.

Section 1.26 Unit. “Unit” shall mean and refer to a portion of the Property, as more particularly described in Article IV of this Declaration, that is the subject of individual ownership by an Owner.

In addition, the definitions set forth in N.C.G.S. §47C-1-103 are incorporated in this Declaration by reference, and the terms defined therein shall have the meanings set forth therein when used in this Declaration or the Condominium Documents, unless those terms are expressly defined otherwise in this Declaration or unless it is plainly evident from the context that a different meaning is intended.

ARTICLE II.

DESIGNATION OF CONDOMINIUM

The Land on which the Building and other improvements are located is located entirely in Orange County, North Carolina, contains approximately 0.52 acres, and is more particularly described on Exhibit A attached hereto and incorporated herein by reference. The Land and the remainder of the Property are subjected to the terms of the North Carolina Condominium Act by this Declaration. The name of the Condominium is 605 West Main Condominium.

ARTICLE III.

DESCRIPTION OF BUILDING

The Building contains one (1) ground level of parking and three (3) stories of Units above the ground level. The three (3) stories of Units above the ground level consist of two stories of Commercial Units, and one story of Residential Units. The Building is concrete and steel frame, with an exterior consisting of brick, masonry and cementitious siding. The Building contains seven (7) Residential Units and sixteen (16) Commercial Units; provided, however, that Declarant reserves the right to subdivide and combine the Commercial Units pursuant to Section 9.5(c). The Building is more particularly described in the Plans, which show all particulars of the Building. The Plans contain a certification by Kevin C. Piver, a North Carolina Registered Land Surveyor, and by Kevin M. Kane, a North Carolina Licensed Architect, that the Plans contain all the information required by N.C.G.S. §47C-2-109.

ARTICLE IV

DESCRIPTION OF UNITS

Section 4.1 Location of Building. The location and dimensions of the Building are shown on the Plans.

Section 4.2 Units. The location of Units within the Building, their dimensions, and their floor and ceiling elevations, are shown on the Plans. There are a total of seven (7) Residential Units and sixteen (16) Commercial Units in the Building; provided, however, that Declarant reserves the right to subdivide and combine the Commercial Units as provided in Section 9.5(c). The identifying number for each Unit is set forth on the Plans.

Section 4.3 Unit Boundaries. The boundaries of each Unit are as follows:

(a) Upper Boundary: The horizontal plane of the top surface of the wallboard in the ceilings within each Unit.

(b) Lower Boundary: The horizontal plane of the top surface of the sub-flooring within each Unit.

(c) Vertical Boundaries: The vertical planes which include the back surface of the wallboard of all walls bounding the Unit, extended to intersections with each other, and with the upper and lower boundaries.

As provided in N.C.G.S. §47C-2-102(1), all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces of the perimeter walls, floors, and ceilings are part of the Unit. As provided in N.C.G.S. §47C-2-102(2), if any chute, flue, duct, wire, pipe for water or sewer, conduit, bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit shall be a Limited Common Element allocated to that Unit, as provided in Section 5.2 below, and any portion

thereof serving more than one Unit, or any portion of the Common Elements, shall be a Common Element.

ARTICLE V.

COMMON ELEMENTS

Section 5.1 Common Elements. The Common Elements include all portions of the Condominium that are not part of the Units, including without limitation:

(a) The Land.

(b) All improvements located on the Land outside of the Building, including without limitation all access drives, the Exterior Parking Area, project identification signs (if any), traffic and parking control signs, screened trash receptacle, exterior paving and landscaping.

(c) All portions of the Building located outside of the Units, including without limitation the following: a mail kiosk on the ground level, a recycling station located on the ground level, the Interior Parking Area, a bicycle rack, a common lobby on the ground level and on each of the first and second stories of the Building, one elevator in a single elevator shaft, all elevator equipment rooms and other mechanical rooms, all other portions of the common mechanical systems for the Building, all interior hallways and corridors, and all stairwells.

(d) The footings, foundations, roofs, columns, girders, beams, and supports of the Building, all exterior and interior load-bearing walls, all floors between Units, and all other structural elements of the Building.

(e) Any public connections and meters for utility services that are not owned by the public utility or municipal agency providing such services.

(f) All tangible personal property required for the operation and maintenance of the Condominium that may be owned by the Association.

(g) The Limited Common Elements described in Section 5.2 below.

Section 5.2 Limited Common Elements. The Limited Common Elements shall be composed of the following:

(a) Those portions of any chute, flue, duct, wire, pipe for water or sewer, conduit, bearing wall, bearing column, or any other fixture lying partially within and partially outside the designated boundaries of a Unit, but serving exclusively that Unit, which shall be Limited Common Elements allocated exclusively to that Unit.

(b) Any canopies and all exterior doors and windows or other fixtures designed to serve a single Unit, but located outside that Unit's boundaries, which shall be Limited Common Elements allocated exclusively to that Unit.

(c) Any portions of the heating, ventilating, and air conditioning systems, including a rooftop heat pump for each Residential Unit, and all fans, compressors, return air grills and thermostats, whether located inside or located outside the designated boundaries of a Unit, which shall be Limited Common Elements allocated exclusively to the Unit or Units that they serve.

(d) Those areas indicated as Limited Common Elements on the Plans, including but not limited to a private exterior "weathercheck" balcony for each Residential Unit.

(e) The exclusive right to use one or more assigned parking spaces in the Interior Parking Area, which shall be allocated to each Residential Unit in the manner set forth in Section 5.5.

(f) The exclusive right to use the common bathroom facilities, lobbies, hallways, corridors and related elements located on the first and second stories of the Building (the "Interior Facilities"), each of which Interior Facilities shall serve only the Units on the story where such Interior Facility is located.

The maintenance, repair, and replacement of those Limited Common Elements that are allocated only to one Unit shall be the responsibility of the Owner having the right to the use and enjoyment of such Limited Common Elements. Notwithstanding the foregoing, the maintenance repair and replacement of those parking spaces allocated to particular Residential Units pursuant to Section 5.5 shall be the responsibility of the Association. Notwithstanding any other provisions of this Declaration, or any provision of the Bylaws or the North Carolina Condominium Act, the obligation for maintenance, repair or replacement of any heating, ventilating, and air conditioning systems that are Limited Common Elements shall be the sole responsibility of the Owners of the Units to which such Limited Common Elements are allocated. References in this Declaration to "Common Elements" shall include Limited Common Elements unless the context clearly indicates otherwise. The allocation of use of Limited Common Elements to the Units as provided for in this Declaration shall not be altered without the unanimous consent of the Owners whose Units are affected.

Section 5.3 Undivided Interests of Owners in Common Elements. The percentage interest in the Common Elements allocated to each Unit shall be the Common Elements Interest for that Unit as set forth on Exhibit B attached hereto. The Common Elements Interest allocated to each Unit shall not be changed except with the unanimous consent of all the Owners of all the Units and with the consent of all the Mortgagors, except as may be specifically authorized elsewhere in this Declaration.

Section 5.4 Maintenance of Common Elements. The Association shall be responsible for the maintenance and repair of all Common Elements, except for: (a) routine maintenance of the Limited Common Elements that are allocated exclusively to one Unit, which shall be the

responsibility of the Owner of the Unit to which they are allocated, and (b) any maintenance or repairs caused by the negligence or intentional misconduct of any Owner, his agents, invitees or family members, which shall be the responsibility of that Owner. Notwithstanding the foregoing, the maintenance repair and replacement of those parking spaces allocated to particular Residential Units pursuant to Section 5.5 shall be the responsibility of the Association.

Section 5.5 Parking Spaces. Seven (7) parking spaces in the Interior Parking Area are reserved for the exclusive use of Owners of Residential Units (the "Residential Parking Spaces"). Each such Residential Parking Space that is identified with a Residential Unit number on Exhibit D attached hereto shall be a Limited Common Element allocated to that Residential Unit. A Residential Parking Space may not be transferred by the Owner of the Residential Unit to which such Residential Parking Space is allocated, except in connection with a conveyance of his Residential Unit, and any such attempted transfer in violation of this provision shall be null and void. In addition, two Owners of Residential Units may exchange the Residential Parking Spaces allocated to their Residential Units in the manner provided in Section 9.5(b) of this Declaration.

ARTICLE VI.

SPECIAL DECLARANT RIGHTS

Section 6.1 Special Declarant Rights. Special Declarant Rights are those rights reserved for the benefit of Declarant in the Condominium Documents and shall include without limitation the following rights:

- (a) The right to complete any improvements shown on the Plans.
- (b) The right to maintain sales offices, model units and signs advertising the sale or lease of Units in the Condominium.
- (c) The right to use easements through the Common Elements for the purpose of completing construction.
- (d) Subject to Section 9.3, the right to appoint or remove officers of the Association or members of the Executive Board during the Declarant Control Period.
- (e) The right to subdivide the Commercial Units, as provided in Section 9.5(c).
- (f) The right to combine Commercial Units, as provided in Section 9.5(c).
- (g) The right to exercise any other rights granted to or reserved by Declarant in the Condominium Documents.

Section 6.2 Transfer of Special Declarant Rights. Declarant may transfer any Special Declarant Rights created or reserved under the Condominium Documents to any person or entity, by an instrument evidencing the transfer duly recorded in the Office of the Register of Deeds for

Orange County. The instrument shall not be effective unless it is executed by the transferor and the transferee. Upon the transfer of any Special Declarant Rights, the liability of the transferor and the transferee shall be as set forth in N.C.G.S. §47C-3-104.

ARTICLE VII.

RESTRICTIONS ON USE

Section 7.1 Use.

(a) All Residential Units shall be used for residential purposes only; provided, however, that Residential Units may also be used for home office purposes by the residents of such Residential Units. Notwithstanding the foregoing, Declarant may maintain any Residential Unit owned or leased by Declarant as a sales office or model Residential Unit.

(b) All Commercial Units shall be used only for lawful commercial purposes reasonably compatible with the operation of a mixed-use condominium building, not in violation of any of the following restrictions:

(i) No Commercial Unit shall be used for warehousing (other than the storage of inventory, fixtures and equipment as part of a permitted business), industrial, or manufacturing purposes.

(ii) No Commercial Unit shall be used as a flea market or other operation selling used merchandise, a pawn shop, a military surplus store, or for the sale or display of pornographic materials or drug paraphernalia.

(iii) No Commercial Unit shall be used for the service of motor vehicles, boats, or mobile homes, or for the installation of auto parts.

(iv) No Commercial Unit shall be used for the rental, service or repair of lawn care equipment, carpet sweepers, power tools, televisions, VCRs, or electronic or computer equipment, except incident to the retail sale of such items.

(v) No Commercial Unit shall be used for the operation of a carnival, billiard parlor, off-track betting facility, discotheque or dance hall, massage parlor, video game parlor or other amusement use.

(vi) No Commercial Unit may be used for the operation of a Laundromat, veterinary facility, animal raising facility or pet shop.

Section 7.2 Nuisance. No obnoxious, offensive or unlawful activity shall be conducted within any Unit, or on or about the Common Elements, nor shall anything be done thereon or therein which may be or which may become an annoyance or nuisance to the other Owners, or endanger the health and safety of any Owner. Nothing shall be done or kept in any

Unit or in the Common Elements that will result in the termination of, or an increase in the premium for, the policy of property insurance for the Property.

Section 7.3 Prohibitions on Use of Common Elements. The Common Elements shall not be used for the storage of personal property of any kind. Stairs, entrances, lobbies, hallways, and walkways shall not be obstructed in any way, or used for other than their intended purposes. In general, no activity shall be carried on nor conditions maintained by any Owner either in his Unit or upon the Common Elements which despoils the appearance of the Property.

Section 7.4 Garbage. Trash, garbage and other waste shall be kept in sanitary containers within each Unit, or deposited in the common trash receptacles located on the Property. No trash or garbage shall be kept or stored on any balcony. The Association shall be responsible for the maintenance of the common trash facilities and all trash removal, and the expenses incurred by the Association in doing so shall be Common Expenses.

Section 7.5 Parking. No Owner or any employee, agent, or invitee of any Owner, shall park, store or keep any vehicle on the Land except in the Exterior Parking Area and the Interior Parking Area. Each Residential Parking Space allocated to a particular Residential Unit, in the manner provided in Section 5.5, may be used only by the Owner (and such Owner's guests and invitees) of the Residential Unit to which such Residential Parking Space is allocated. All unassigned parking spaces shall be available to all Owners or their guests, on a first-come, first served basis, subject to any charges, rules or regulations that may be promulgated by the Association for their use. The Association shall have the right to tow any vehicle in violation of this Section 7.5 at its owner's expense.

Section 7.6 Leases of Units. Any lease of a Unit or portion thereof shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the Condominium Documents and that any failure by the lessee to comply with all of the terms of such Condominium Documents shall constitute a default under the lease. No Unit may be leased for a period shorter than seven (7) days.

Section 7.7 No Timeshares. No interest in any Unit may be subjected to a time share program, as that term is defined in N.C.G.S. §93A-41(10).

Section 7.8 Animals. No animals, livestock, or poultry of any kind shall be kept or maintained on the Property or in any Unit, except that small common household pets may be kept or maintained in each Residential Unit, provided they are not kept or maintained for commercial purposes. No pet shall be permitted upon the Common Elements unless carried or leashed by a person that can control the pet. All pets shall be controlled so as not to create a nuisance or unreasonable disturbance (including loud and excessive barking) on the Property. Pets shall not be permitted to defecate in the Common Elements, and each Owner shall clean up immediately after his pet if an accident occurs. All pets shall be registered or microchipped as required by law. Each Owner shall hold the Association harmless from any claim resulting from any action of his pet, and shall repair at his expense any damage to the Common Elements caused by his pet. If any Owner violates these rules more than twice in any twelve (12) month period, then in addition to any fines provided in the Bylaws, the Association shall have the right

to require the Owner to remove the pet permanently from the Property upon not less than ten (10) days' written notice.

Section 7.9 Utilities. Total electrical usage in any Unit shall not exceed the capacity of the circuits for that Unit as labeled on the circuit breaker boxes, and no electrical device causing overloading of the standard circuits may be used in any Unit without permission of the Association. All clothes dryers will have lint filters, and all stove hoods will have grease screens, and such screens and filters shall be used at all times and kept clean, and in good order and repair, by the Owner of the Unit in which they are located.

Section 7.10 Floor Load. There shall be no floor load in any Unit in excess of forty (40) pounds per square feet, unless an engineering determination of the floor load capacity in the area of heavy use is approved by the Association.

Section 7.11 Windows. No curtains or draperies shall be installed or hung in any window of any Unit unless they have a white lining or backing on the side exposed to the window. No storm windows shall be installed in any Unit.

Section 7.12 Architectural Control. No building, landscaping, fence, wall or other structure (other than a satellite dish or antenna permitted by Section 7.16) shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration to either the Unit or the Common Elements be made, until the plans and specification showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Association.

Section 7.13 Signs. No signs or other advertising devices shall be displayed on or about the exterior of any Unit, or in the Common Elements, except for: (a) one name plate or sign not exceeding twenty-four (24) square inches in area on the main door to each Residential Unit, and (b) one or more exterior signs for each Commercial Unit, erected in conformance with applicable sign ordinances and plans approved by the Association as provided in Section 7.12. Notwithstanding the foregoing, Declarant shall have the right to maintain upon the Property advertising signs during the Declarant Control Period, provided those signs comply with applicable governmental regulations.

Section 7.14 Maintenance. The Owner of each Unit is responsible for maintaining his Unit as well as the Limited Common Elements appurtenant thereto, other than parking spaces and Interior Facilities (which shall be the responsibility of the Association). Each Owner shall keep his Unit, and the appurtenant Limited Common Elements allocated exclusively to his Unit, in a clean, neat and orderly condition and in a good state of maintenance and repair. If an Owner fails to comply with the standards or requirements of the Association relative thereto, the Association shall assess the defaulting Owner the cost thereof and shall undertake to effect said compliance.

Section 7.15 Rules and Regulations. In addition to the use restrictions set forth in this Declaration, reasonable rules and regulations governing the use of the Property may be made and amended from time to time by the Association. Copies of such regulations and amendments

thereto shall be posted prominently prior to their effective date, and shall be furnished by the Association to all Owners upon request. Notwithstanding the foregoing, the Association shall not have the right to adopt a rule or regulation that materially restricts a then-existing lawful use being conducted in a Commercial Unit without the prior written consent of the Owner of that Commercial Unit. In addition, the Owners of the Commercial Units shall have the right to adopt, by unanimous vote, rules and regulations applicable only to the operation of the businesses conducted in the Commercial Units.

Section 7.16 Satellite Dishes and Antennas. No exterior satellite dish in excess of one meter in diameter may be placed on the exterior of any Unit or in the Common Elements without the prior written approval of the Executive Board, which may be withheld in its sole discretion. The location of any exterior television antenna, or satellite dish less than one meter in diameter, shall be subject to the reasonable prior approval of the Executive Board, taking into account the appropriate standards set forth in the regulations of the Federal Communications Commission, and to the extent reasonably practical, the Executive Board may require that such antenna or satellite dish be screened from public view. Prior to installing the antenna or satellite dish, the Owner shall furnish to the Executive Board a copy of his installation plans. The Association shall have the right to perform any portion of the installation work at the expense of the Owner, or to require that any portion of the work be performed by contractors designated by the Executive Board. In particular, any roof penetration that is required to install any antenna or satellite dish shall be performed only by the roofing contractor designated by the Executive Board. The Owner shall also be responsible for any damage caused by the removal of the antenna or satellite dish, including the sealing of conduits or other roof penetrations. Again, the Association shall have the right to require that any part of the removal work, including the sealing of roof penetrations, be performed by the roofing contractor designated by the Executive Board, at the Owner's expense. Any Owner installing an antenna or satellite dish under this Section 7.16 shall indemnify, defend and hold the Association harmless from and against any loss, damage, claim or other liability resulting from the installation, maintenance, repair, use and/or removal of the antenna or satellite dish, including any damage to the roof of the Building or other property damage caused by roof leaks.

Section 7.17 Balconies. The balconies adjacent to all Residential Units shall be kept in a clean, neat, and orderly condition at all times, and shall not be used for the overnight storage of garbage, or for the drying of laundry. In particular, towels or banners shall not be hung on the balcony railings, and any dead plants shall be removed promptly. No indoor-outdoor carpeting, hot tub, or other pool shall be installed on any balcony. If permitted by applicable building codes and zoning ordinances, an Owner may install a gas grill on balcony, connected to a natural gas service line, and such Owner shall be responsible for complying with all applicable laws, ordinances, and regulations in connection with such storage and use. No charcoal or propane grills may be used or stored on balconies at any time.

ARTICLE VIII.

THE ASSOCIATION

Section 8.1 Organization of Association. A nonprofit North Carolina corporation known and designated as 605 West Main Condominium Owners Association, Inc. (the "Association") has been organized to provide for the administration of the Property, and the Association shall administer the operation and maintenance of the Property and undertake and perform all acts and duties incident thereto in accordance with the terms of its Articles of Incorporation, the Bylaws, and the North Carolina Condominium Act. A true copy of the Bylaws of the Association is attached hereto as Exhibit C. Every Owner shall be required to be and shall automatically be a member of the Association by virtue of his ownership interest in a Unit.

Section 8.2 Powers; Lien for Assessment. In the administration of the operation and management of the Property, the Association shall have and it is hereby granted the authority and power to enforce the provisions of this Declaration, to levy and collect assessments in the manner provided in Article X below and in Section 8 of the Bylaws, and adopt, promulgate and enforce such rules and regulations governing the use of the Units and Common Elements as the Association may deem to be in the best interest of the Owners in accordance with the Bylaws. Any sum assessed by the Association remaining unpaid for a period of thirty (30) days or longer shall constitute a lien on the Unit with respect to which such sum was assessed upon filing in accordance with N.C.G.S. §47C-3-116, and shall be enforceable by the Association in accordance with N.C.G.S. §47C-3-116 and Section 8 of the Bylaws.

Section 8.3 Declarant Control Period. During the Declarant Control Period, Declarant reserves the right to appoint and remove any Executive Board members; provided, however, (i) that not later than 60 days after conveyance of twenty-five percent (25%) of the Units to Owners other than Declarant, at least one member and not less than twenty-five percent (25%) of the members of the Executive Board shall be elected by Owners other than Declarant; and (ii) that not later than 60 days after conveyance of fifty percent (50%) of the Units to Owners other than Declarant, not less than thirty-three percent (33%) of the members of the Executive Board shall be elected by Owners other than Declarant.

Section 8.4 Books and Records: The Association shall maintain current copies of: (a) the Condominium Documents, as they may be amended from time to time, (b) any rules and regulations adopted under Section 7.15 from time to time; and (c) all financial records of the Association, as required by N.C.G.S. §47C-3-118. These items shall be available for inspection, during normal business hours and upon reasonable advance notice, by any Owner, any Mortgagee, and any insurer or guarantor of a loan secured by a Mortgage. In addition, within ninety (90) days following the Association's fiscal year end, the Association shall obtain an audited financial statement from a certified public accountant.

ARTICLE IX.

EASEMENTS AND PROPERTY RIGHTS

Section 9.1 Access by the Association. The Association, or any person authorized by it, shall have the right of access to each Unit and to the Limited Common Elements to the extent necessary for performance by the Association of its obligations of maintenance, repair, or replacement of the Property.

Section 9.2 Encroachment Easements. If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if such encroachment shall occur hereafter as a result of the settling or shifting of the Building, there shall exist a valid easement for the encroachment and for the maintenance of same for so long as the Building shall stand. If the Building, any Unit, or any portion of the Common Elements is partially or totally destroyed by fire or other casualty or as a result of condemnation or eminent domain proceedings, and subsequently is rebuilt, any encroachment of parts of the Common Elements upon any Unit, or of parts of any Unit upon the Common Elements, due to such rebuilding shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist so long as the Building shall stand.

Section 9.3 Easements over Common Elements. Declarant, during the Declarant Control Period, and the Association, at any time, may grant easements for utility purposes for the benefit of the Property, including the right to install, lay, maintain, repair and replace water lines; pipes; vents and ducts; sewer lines; water lines; gas mains; telephone and television or cable television wires, cables and equipment; electrical conduits and wires over, under, along and on any portion of the Common Elements (other than the Limited Common Elements); and each Owner hereby grants to Declarant or the Association, as applicable, an irrevocable power of attorney to execute, acknowledge and record for and in the name of each Owner such instruments as may be necessary to effectuate the foregoing. During the Declarant Control Period, Declarant shall have an easement over the Common Elements (other than the Limited Common Elements) as may be reasonably necessary to complete the construction of the Building and the other improvements within the Property.

Section 9.4 Emergency Access. In case of any emergency originating in or threatening any Unit or the Common Elements, regardless of whether the Owner is present at the time of such emergency, the Association, or any other person authorized by it, shall have the right to enter any Unit or its Limited Common Elements for the purpose of remedying or abating the cause of such emergency and making any other necessary repairs not performed by the Owners, and such right of entry shall be immediate.

Section 9.5 Relocation of Boundaries; Subdivision; Partitioning.

(a) Relocation of Boundaries Between Adjoining Units. The boundaries between adjoining Units may be relocated upon application to the Association by the Owners of such adjoining Units ("Adjoining Owners") and upon approval by the Association of such application; provided, however, that no such relocation of boundaries shall be binding upon any Mortgagee holding a Mortgage on any Unit whose boundaries

are relocated, unless consented to in writing by such Mortgagee. Any such application to the Association must be in such form and contain such information as may be reasonably required by the Association, and shall be accompanied by, a plat detailing the proposed relocation of boundaries. Unless the Association determines within thirty (30) days after submission to it of the application that the proposed relocation of boundaries is unreasonable, the application shall be deemed approved. Any relocation of boundaries shall not affect the interests in the Common Elements allocated to each Unit. Upon approval of the proposed relocation of boundaries, the Association shall cause to be prepared and filed, at the Adjoining Owners' expense, an amendment to this Declaration and a plat which identifies the Units involved, describes and depicts the altered boundaries, and gives the dimensions of the altered Units. Such amendment shall also contain operative words of conveyance and be signed by the Adjoining Owners and consented to by their Mortgagees, if any, and shall be indexed by the Register of Deeds in the names of the Adjoining Owners.

(b) Exchange of Residential Parking Spaces. Residential Parking Spaces may exchanged upon application to the Association by the Owners of such Residential Parking Spaces ("Exchanging Owners") and upon approval by the Association of such application; provided, however, that no such exchange shall be binding upon any Mortgagee holding a Mortgage on any Residential Unit whose boundaries are relocated, unless consented to in writing by such Mortgagee. Any such application to the Association must be in such form and contain such information as may be reasonably required by the Association, and shall be accompanied by, a plat identifying the Residential Parking Spaces to be exchanged. Unless the Association determines within thirty (30) days after submission to it of the application that the proposed exchange of Residential Parking Spaces is unreasonable, the application shall be deemed approved. Any exchange of Residential Parking Spaces shall not affect the interests in the Common Elements allocated to each Unit. Upon approval of the proposed exchange of Residential Parking Spaces, the Association shall cause to be prepared and filed, at the Exchanging Owners' expense, an amendment to this Declaration and a plat which identifies the Residential Parking Spaces involved. Such amendment shall also contain operative words of conveyance and be signed by the Exchanging Owners and consented to by their Mortgagees, if any, and shall be indexed by the Register of Deeds in the names of the Exchanging Owners.

(c) Subdivision or Combination of Units. No Residential Unit may be subdivided. So long as Declarant owns any Commercial Unit, (1) it shall have the right to subdivide that Commercial Unit into two or more Commercial Units, and (2) it shall have the right to combine any Commercial Units owned by it. In order to exercise one or both of these rights, Declarant shall prepare, execute and record, at its expense, an amendment to this Declaration and a plat which identifies the existing Commercial Unit(s) involved, describes and depicts the boundaries of the new Commercial Unit(s) into which the existing Commercial Unit(s) have been subdivided or combined, and gives the dimensions and floor area of each newly created and resulting Commercial Unit(s). The subdivision or combination of Commercial Units shall have no effect on the Common Elements Interest allocated to any Residential Unit, and the amendment to the Declaration shall specify the Common Elements Interest allocated to each Commercial

Unit, which shall be the aggregate Common Elements Interest of two-thirds (66.67%) divided among the Commercial Units in accordance with their respective floor areas.

(d) **Partitioning.** Except for the transfer of Residential Parking Spaces expressly permitted by Section 5.5, the interests in the Common Elements allocated to each Unit shall not be conveyed, devised, encumbered, partitioned or otherwise dealt with separately from said Unit, and the interests in the Common Elements allocated to each Unit shall be deemed conveyed, devised, encumbered or otherwise included with the Unit even though such interests are not expressly mentioned or described in the instrument conveying, devising, encumbering or otherwise dealing with such Unit. Any conveyance, mortgage or other instrument which purports to grant any right, interest or lien in, to or upon the Unit, shall be null, void and of no effect insofar as the same purports to affect any interest in a Unit's allocated interests in the Common Elements unless the same purports to convey, devise, encumber or otherwise deal with the entire Unit. Any instrument conveying, devising, encumbering or otherwise dealing with any Unit, which describes said Unit by the identifying number assigned thereto on the Plans and herein without limitation or exception shall be deemed and construed to affect the entire Unit and its allocated interest in the Common Elements. Nothing herein contained shall be construed as limiting or preventing ownership of any Unit and its allocated interest in the Common Elements by more than one person or entity as tenants in common, joint tenants, or as tenants by the entirety or any other form by law permitted.

Section 9.6 Conveyance or Encumbrance of Common Elements. While the Property remains subject to this Declaration and to the provisions of the North Carolina Condominium Act, no conveyances of or security interests or liens of any nature shall arise or be created against the Common Elements without the prior written consent of at least eighty percent (80%) of all Owners, including at least eighty percent (80%) of all Owners other than Declarant, and at least eighty percent (80%) of all Mortgagees. Every agreement for the performance of labor or the furnishing of materials to the Common Elements, whether oral or in writing, must provide that it is subject to the provisions of this Declaration and that the right to file a mechanic's lien or other similar lien by reason of labor performed or material furnished is subordinated to this Declaration and to the lien of assessments for Common Expenses provided for in Section 9.2 of this Declaration. Nothing in this Section 9.6 shall be construed to limit the right of any Owner to convey or to encumber his allocated interest in the Common Elements as an appurtenance to and in connection with the conveyance or mortgaging of his Unit.

Section 9.7 Nature of Interest in Unit. Every Unit, together with its allocated interest in the Common Elements, shall for all purposes be and it is hereby declared to be and to constitute a separate parcel of real property. The Owner of each Unit shall be entitled to the exclusive fee simple ownership and possession of his Unit subject only to the covenants, conditions, restrictions, easements, uses, limitations, obligations, rules and regulations set forth in the Condominium Documents, or adopted by the Association.

ARTICLE X.

ASSESSMENTS

Section 10.1 Taxes. Every Unit, together with its allocated interest in the Common Elements, shall be separately assessed and taxed by each assessing authority for all types of taxes authorized by law. Each Owner shall be liable solely for the amount taxed against his individual Unit, provided, however, the Units may not initially be separately assessed with respect to Orange County ad valorem property taxes, and any such taxes for any calendar year in which the Units are not separately assessed shall be paid by Declarant (subject to reimbursement from each Owner for its pro rata share at closing).

Section 10.2 Common Expenses. Except as otherwise provided in this Declaration or in the Bylaws, (1) the Owners of the Commercial Units on the first story shall contribute, as a group, one hundred percent (100%) of the expenses incurred by the Association with respect to the Interior Facilities located on such story, (2) the Owners of the Commercial Units on the second story shall contribute, as a group, one hundred percent (100%) of the expenses of the Association with respect to the Interior Facilities located on such story, (3) the Owners of the Residential Units on the third story shall contribute, as a group, one hundred percent (100%) of the expenses of the Association with respect to the Interior Facilities located on such story, (4) the Owners of the Commercial Units shall contribute, as a group, two-thirds (66.67%) of all other Common Expenses incurred by the Association, and (5) the Owners of the Residential Units shall contribute, as a group, the balance of the Common Expenses, all in accordance with the definition of "Common Expenses" set forth in Section 1.7 above, the Bylaws, and the provisions of the North Carolina Condominium Act. The share of Common Expenses allocable to the Commercial Units shall be divided among the Commercial Units in proportion to the respective floor areas of the Commercial Units that have been developed from time to time, and the share of the Common Expenses allocable to the Residential Units shall be divided among the Residential Units in seven (7) equal percentage shares (14.2857% per Residential Unit). Due dates for payment of such Common Expenses shall be established by the Association and shall be collected at least monthly. The Bylaws grant the Association the right to impose additional monthly assessments for Units that require extra utility services, such as Units with gas grills.

Assessments for all Units shall begin as of the date of the first conveyance of a Unit to an Owner other than Declarant.

With respect to Units owned by it, Declarant's obligations to pay assessments for Common Expenses may be satisfied in the form of cash payments to the Association or "in kind" contributions of services that would otherwise be included within Common Expenses, or a combination of these.

Section 10.3 Common Surplus. The term "Common Surplus" means and refers to all funds and other assets of the Association, including excess of receipts of the Association from assessments, rents, profits and revenues from whatever source, over the amount of Common Expenses. The Common Surplus shall be owned by the Owners in the same proportion as their respective shares of Common Expenses, as provided in Section 10.2; provided, however, that the Common Surplus shall be held by the Association in the manner and subject to the terms,

provisions and conditions of this Declaration imposing certain limitations and restrictions upon the use and distribution thereof. Except for distribution of any insurance proceeds, which shall be made in the manner provided in Section 11.6, or upon termination of the Condominium, any attribution or distribution of Common Surplus which may be made from time to time shall be made to the then Owners in proportion to their respective shares of Common Expenses.

ARTICLE XI.

INSURANCE

Section 11.1 Property Insurance. The Association shall obtain and maintain at all times a policy of property insurance on the Building (ISO special form or its equivalent) in an amount not less than one hundred percent (100%) of the replacement cost of the Building at the time such insurance is purchased and at the time of each renewal thereof (excluding the cost of foundations and footings, and the cost of any personal property supplied or installed by Owners), with a commercially reasonable deductible not in excess of \$10,000.00. The policy shall be issued by an insurance company properly licensed to do business in the State of North Carolina, with a general policyholder's rating of at least "A-" in the most recent edition of the Best's Key Rating Guide. The policy shall provide that each Owner is an insured person with respect to his Unit and his allocated interest in the Common Elements. The policy shall contain an inflation guard endorsement, if available, and a construction code endorsement, if available, as well as a special condominium endorsement providing as follows: for waiver of subrogation against any Owner, and any Owner's employees or agents; that it may not be canceled or substantially modified without at least thirty (30) days' prior written notice to the Association and all insureds, including all Owners and Mortgagees; that no act or omission by any Owner will preclude recovery upon such policy; and that if, at the time of a loss under the policy, there is other insurance in the name of an Owner covering the same risk covered by the policy, the Association's policy provides primary insurance. Each property insurance policy shall provide that adjustment of loss shall be made by the Association as insurance trustee. Each property insurance policy shall provide for the issuance of certificates or mortgagee endorsements to Mortgagees.

Section 11.2 Liability Insurance. The Association shall obtain and maintain a policy of commercial general liability insurance (current ISO form or its equivalent) in such limits as the Executive Board may, from time to time, determine, covering each member of the Executive Board, the managing agent, if any, and each Owner with respect to liability arising out of the use, ownership, maintenance, or repair of the Common Elements; provided, however, that in no event shall the limits of such policy ever be less than \$1,000,000.00 per occurrence. The liability insurance policy shall include endorsements covering cross liability claims of one insured against another, including the liability of the Owners as a group to a single Owner, and shall provide that it may not be canceled or substantially modified without at least thirty (30) days' prior written notice to the Association and to all insureds, including all Owners and Mortgagees. The Executive Board shall review such limits annually.

Section 11.3 Fidelity Coverage. The Association may obtain such fidelity coverage against dishonest acts on the part of all persons responsible for handling funds belonging to or

administered by the Association as it may deem necessary. Any such fidelity insurance policy must name the Association as the named insured and shall be written in an amount as may be determined by the Executive Board, but in no event less than one-half the annual budgeted amount of Common Expenses, or the amount required by any Mortgagee, whichever is greater.

Section 11.4 Other Insurance Policies. The Association shall be authorized to obtain such other insurance coverage, including worker's compensation or employee liability insurance, as the Association shall determine from time to time desirable or necessary.

Section 11.5 Premiums. Premiums upon insurance policies purchased by the Association, and any amounts paid as a result of a deductible, shall be paid by the Association and charged as a Common Expense.

Section 11.6 Distribution of Insurance Proceeds. All insurance policies procured by the Association shall provide that all losses shall be adjusted with and all proceeds shall be payable to the Association as insurance trustee. The sole duty of the Association as insurance trustee shall be to receive such proceeds as are paid and to hold the same in trust for the purposes set forth herein and for the benefit of the Owners and their Mortgagees in the following shares:

(a) Proceeds on account of damage to the Common Elements shall be held in undivided shares for each Owner and his Mortgagee, if any, each Owner's share to be the same as such Owner's allocated Common Elements Interest.

(b) Proceeds on account of damage to Units shall be held in the following undivided shares:

(1) When the damage is to be restored, for the Owners of damaged Units in proportion to the cost of repairing the damage to each such Owner's Unit, which cost shall be determined by the Association.

(2) When the damage is not to be restored, an undivided share for each Owner, such share being the same as each such Owner's allocated Common Elements Interest.

(c) In the event a mortgagee endorsement or certificate has been issued with respect to a Unit, the share of the Owner shall be held in trust for the Mortgagee and the Owner as their respective interests may appear.

(d) Proceeds of insurance policies received by the Association as insurance trustee shall be distributed to or for the benefit of the Owners in the following manner:

(1) If it is determined, as provided in Article XII below, that the damaged property with respect to which the proceeds are paid shall not be reconstructed or repaired,

a) the proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the rest of the Condominium;

b) the insurance proceeds attributable to Units and Limited Common Elements which are not rebuilt shall be distributed to the owners of these Units and Units to which those Limited Common Elements were allocated or to their Mortgagees, in proportion to their respective Common Elements Interests; and

c) the remainder of the proceeds shall be distributed to all Owners or Mortgagees, as their interests may appear, in proportion to their respective Common Elements Interests.

(2) If the damage for which the proceeds were paid is to be repaired or reconstructed, the proceeds shall be paid to defray the costs thereof. Any proceeds remaining after payment of such repair costs shall be distributed to the beneficial Owners and their Mortgagees, if any, jointly.

Section 11.7 Insurance Obtained by Owners. Each Owner shall obtain and keep continuously in force additional fire and casualty and extended coverage insurance upon his personal property, public liability insurance, and such other insurance coverage as he may desire. Each Owner shall obtain and maintain public liability insurance coverage in the amount of at least \$100,000.00 for bodily injury, including deaths of persons and property damage, arising out of a single occurrence. Each Owner shall file a copy of each such individual policy with the Association within thirty (30) days after purchase.

ARTICLE XII.

DUTY TO REPAIR OR RECONSTRUCT

Section 12.1 Reconstruction and Repair. In the event of damage to or destruction of the Building as a result of fire or other casualty, the Association shall arrange for the prompt restoration and replacement of the Building unless: (a) the Condominium is terminated in accordance with the provisions of Article XV below, or (b) repair or replacement would be illegal under any state or local health or safety statute or ordinance, or (c) the Owners decide not to rebuild by an eighty percent (80%) vote, including one hundred percent (100%) of Owners of Units not to be rebuilt and one hundred percent (100%) of Owners of Units to which are assigned Limited Common Elements not to be rebuilt. Unless one of the preceding three conditions occurs, the Association shall arrange for the prompt repair and restoration of the Building, not including any decoration or covering for walls, ceilings, or floors, or furniture, furnishings, fixtures or equipment (unless the subject insurance policy covers a portion or all of such loss, in which event the Association shall repair or replace such damaged property), and the Association shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments and in accordance with the provisions of Section 11.6(d)(2) of this Declaration. Any payment for repair and restoration in excess of the insurance proceeds shall constitute a Common Expense. Any reconstruction or repair shall be in accordance with the Plans. If the Owners vote not to rebuild any Unit, that Unit's allocated Common Elements Interests shall be automatically reallocated upon the vote as if the Unit had been condemned under N.C.G.S. §47C-1-107(a).

Section 12.2 Obligations of Owners. Each Owner will, at his sole cost and expense, keep and maintain his Unit in good order and repair in accordance with the Plans, and will make no structural addition, alteration or improvement to his Unit without the prior written consent of the Association, except as specifically permitted by this Declaration or authorized under N.C.G.S. §47C-2-111. Upon the failure of an Owner to so maintain his Unit, the Association shall be authorized to maintain, repair or restore such Unit, and the cost thereof shall be charged to such Owner and constitute a lien on the Unit until paid.

ARTICLE XIII.

UNITS SUBJECT TO CONDOMINIUM DOCUMENTS

All present and future Owners, tenants, and occupants of the Units shall be subject to and shall comply with the provisions of this Declaration, the Bylaws, and any rules and regulations as may be adopted in accordance with the Bylaws, as all of the foregoing may be amended and supplemented from time to time. The acceptance of a deed of conveyance or the entering into of a lease or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the Bylaws and any rules and regulations which may be adopted are accepted and ratified by such Owner, tenant or occupant, and an agreement that such provisions shall be deemed and taken to be covenants running with the Land and shall bind any person having at any time any interest or estate in such Unit as though such provisions were made a part of each and every deed of conveyance or lease.

ARTICLE XIV.

AMENDMENT TO AND SUPPLEMENT OF DECLARATION

Except as is otherwise specifically authorized herein, this Declaration may be amended only by the vote not less than sixty-seven percent (67%) of the Owners of Residential Units, not less than sixty-seven percent (67%) of the Owners of Commercial Units, and not less than fifty-one percent (51%) of the Mortgagees, cast in person or by proxy at a meeting duly held in accordance with the provisions of the Bylaws. Except to the extent expressly permitted by the other provisions of this Declaration, any amendment which amends or alters the Common Elements Interest of any Unit, increases the number of Units, changes the boundaries of any Unit, changes the use to which any Unit is restricted, or modifies the terms of this Article XIV, shall require the written approval of all Owners, together with the consent of all their respective Mortgagees. No amendment to the Declaration shall be effective until executed on behalf of the Association by any officer designated for that purpose and recorded in the office of the Register of Deeds of Orange County, North Carolina. No amendment to this Declaration shall be adopted or passed which shall impair or prejudice the rights and priorities of any Mortgagor without the written consent of such Mortgagee. During the Declarant Control Period, no amendment to this Declaration shall be effective without the written consent of Declarant.

ARTICLE XV.

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TERMINATION

The Condominium may be terminated and the Property removed from the provisions of the North Carolina Condominium Act only by the vote not less than eighty percent (80%) of the Owners of Units, and not less than eighty percent (80%) of the Mortgagees, cast in person or by proxy at a meeting duly held in accordance with the provisions of the Bylaws, and as evidenced by execution of a termination agreement, or ratification thereof, by the requisite number of Owners and Mortgagees. The termination shall comply with the requirements of N.C.G.S. §47C-2-118, and must be recorded in the Office of the Register of Deeds for Orange County before it becomes effective. Following the recordation of the termination agreement, the interests of the Owners and Mortgagees in the Property shall be as provided in N.C.G.S. §47C-2-118.

ARTICLE XVI.

MORTGAGEE PROTECTION

Section 16.1 General Provisions. This Article XVI establishes certain standards and covenants for the benefit of Mortgagees. This Article XVI is supplemental to, and not in substitution for, any other provisions of the Condominium Documents, but in the event of any conflict between the provisions of the Condominium Documents and the provisions of this Article XVI, the provisions of this Article XVI shall control.

Section 16.2 Percentage of Mortgagees. Wherever in the Condominium Documents the approval or consent of a specified percentage of Mortgagees is required, it shall mean the approval or consent of Mortgagees holding Mortgages on Units which have allocated to them that specified percentage of votes in the Association, as compared to the total votes in the Association allocated to all Units then subject to Mortgages held by Mortgagees.

Section 16.3 Rights to Examine Books and Records. Any Mortgagee, and any insurer or guarantor of a loan secured by a Mortgage, shall have the right to examine, during normal business hours and upon reasonable notice, the books and records of the Association, including copies of the Condominium Documents, as amended, and the financial statements of the Association, and to be furnished, upon written request, at least one copy of the annual financial statement and report of the Association, such annual statement and report to be furnished within ninety (90) days following the end of each fiscal year. The financial statement and report shall be audited by an independent certified public accountant.

Section 16.4 Mortgagee's Rights to Notice. Any Mortgagee (including, for purposes of this Section 16.4, any insurer or guarantor of a loan secured by a Mortgage that has notified the Association in writing of its name and address, and that it insures or guarantees a Mortgage) shall have the right to receive from the Association prompt written notice of the following:

- (a) Default under any of the terms and provisions of the Condominium Documents by any Owner owning a Unit encumbered by a Mortgage held, insured, or

guaranteed by such Mortgagee, which default remains uncured for a period of sixty (60) days.

(b) Any loss or damage to or condemnation or taking of the Common Elements or any loss or damage to or condemnation or taking of a Unit encumbered by a Mortgage held, insured or guaranteed by such Mortgagee.

(c) Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association.

(d) Any proposed action by the Association, the Executive Board, or the Owners, which under the terms of the Condominium Documents requires the consent of all or any portion of the Mortgagees.

The failure of any Mortgagee to respond within thirty (30) days to any written request of the Association, sent by registered or certified mail, return receipt requested, for approval of an addition or amendment to the Condominium Documents wherever Mortgagee approval is required shall constitute an implied approval by that Mortgagee of the proposed addition or amendment.

Section 16.5 Consent and Notice Required. Notwithstanding any other provision of this Declaration or the Condominium Documents, no amendment of any material provision of the Condominium Documents described in this Section 16.5 shall be effective without notice to all Mortgagees, as required by Section 16.4, the vote of at least sixty-seven percent (67%) of the Owners of Residential Units (or any greater percentage required by the terms of the Condominium Documents), the vote of at least sixty-seven percent (67%) of the Owners of Commercial Units (or any greater percentage required by the terms of the Condominium Documents), and the approval of at least fifty-one percent (51%) of the Mortgagees (or any greater percentage required by the terms of the Condominium Documents). A change to any of the following items will be considered material:

(a) Voting rights.

(b) Increases in assessments that raise the previously assessed amount by more than twenty-five percent (25%), assessment liens, or the priority of assessment liens.

(c) Reductions in reserves for maintenance, repair, and replacement of the Common Elements.

(d) Responsibility for maintenance and repairs of the Units, the Limited Common Elements, or the Common Elements.

(e) Reallocation of interests in the Common Elements or the Limited Common Elements, except that when Limited Common Elements are reallocated by agreement between Owners of Units, then only those Owners and only the Mortgagees holding Mortgages on those Units need approve such reallocations.

(f) Redefinition of boundaries of Units, except that when the boundaries of only adjoining Units are involved, then only the Owners of those Units and the Mortgagees holding Mortgages on those Units must approve such action.

(g) Convertibility of Units into Common Elements, or Common Elements into Units.

(h) The expansion or contraction of Condominium, or the addition, annexation or withdrawal of property to or from the Condominium.

(i) The requirements for insurance and fidelity bonds.

(j) The imposition of any restrictions on the leasing of Units.

(k) The imposition of any restrictions on an Owner's right to sell or transfer his Unit.

(l) The restoration or repair of the Property after casualty damage or partial condemnation in a manner other than that specified in the Condominium Documents.

(m) Any termination of the Condominium after occurrence of substantial destruction or condemnation.

(n) Any provision that expressly benefits the Mortgagees.

Section 16.6 Other Mortgagee Rights. Notwithstanding any other provision of this Declaration or the Bylaws, the Association may not change the period for collection of regularly budgeted Common Expenses to other than monthly without the consent of all Mortgagees. Any representative of a Mortgagee may attend and address any meeting that an Owner may attend.

Section 16.7 Enforcement. The provisions of this Article XVI are for the benefit of all Mortgagees and their successors, and may be enforced by any of them by any available means.

ARTICLE XVII.

CONDEMNATION

If all or any part of the Property is taken in condemnation or by eminent domain, the award for such taking shall be distributed in accordance with the procedure set forth in N.C.G.S. §47C-1-107.

ARTICLE XVIII.

MISCELLANEOUS PROVISIONS

Section 18.1 Invalidity. The invalidity of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity and enforceability of the remainder of this

Declaration, and in such event, all the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

Section 18.2 Waiver. No provisions contained in the Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 18.3 Captions. The captions herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Declaration or the intent of any provision hereof.

Section 18.4 Law Controlling. This Declaration and the Condominium Documents shall be construed and controlled by and under the laws of the State of North Carolina.

Section 18.5 Liberal Construction. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan of condominium ownership as provided in the North Carolina Condominium Act. Throughout this Declaration wherever appropriate, the singular shall include the plural and the masculine gender the feminine or neuter as the context permits or requires.

ARTICLE XIX.

ENFORCEMENT; ARBITRATION

Section 19.1 Actions by the Association. The Association, or the Executive Board acting on its behalf, shall have the right, in addition to any other remedies provided for in the Condominium Documents, to bring a civil action against any Owner to enforce any obligation, covenant or restriction set forth in this Declaration or the other Condominium Documents.

Section 19.2 Actions by Owners. Any Owner may also bring a civil action against any other Owner, or against the Association, or against the Executive Board, or any one or more of them, to enforce any obligation, covenant or restriction set forth in this Declaration or the other Condominium Documents.

Section 19.3 Arbitration. Each Owner, by accepting a deed to a Unit, agrees that any unresolved matter between one or more Owners, between one or more Owners and Declarant, or between one or more Owners and the Executive Board or the Association, shall be submitted to binding arbitration pursuant to the North Carolina Uniform Arbitration Act, as set forth in N.C.G.S. §1-567.1 *et seq.*, and as the same shall be amended from time to time. The fees and expenses of arbitration shall be paid as set forth in the award and shall not be a Common Expense unless all Owners so agree in writing.

ARTICLE XX.

20050509000154600 DECL
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05/06/2005 10:22:02AM 27/64

CONSENT OF MORTGAGEES

The Land and the Building are encumbered by a Deed of Trust and Security Agreement dated January 20, 2004 executed and delivered by Declarant to John W. Beddow, as Trustee for First Indiana Bank, N.A. (the "Construction Lender"), and recorded in Book 3322 at Page 374 in the Orange County Public Registry. A consent of mortgagee executed by the Construction Lender and its trustee, consenting to the execution and recordation of this Declaration, are attached to and made a part of this Declaration.

The Land and the Building are also currently encumbered by the lien of a Deed of Trust and Security Agreement dated May 30, 2002, executed and delivered by Declarant to Kenneth J. Abner ("Abner"), as Trustee for Hunter Real Estate Capital Group, L.L.C. ("Hunter") and Christopher J. Branch ("Branch") and recorded in Book 2608 at Page 473 in the Orange County Public Registry. The Deed of Trust was amended and subordinated pursuant to a First Amendment to and Subordination of Deed of Trust and Security Agreement dated January 20, 2004 and recorded in Book 3322 at Page 402 in the Orange County Public Registry. A Consent of Mortgagee executed by Hunter, Branch and Abner consenting to the execution and recordation of this Declaration, is attached to and made a part of this Declaration.

[The remainder of this page is left blank intentionally.]

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

THE BOULEVARD AT 605 WEST MAIN LLC,
a North Carolina limited liability company

By: _____

Christopher J. Branch, Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Patricia B. Mathews, a Notary Public for said County and State, do hereby certify that Christopher J. Branch, Manager of THE BOULEVARD AT 605 WEST MAIN LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

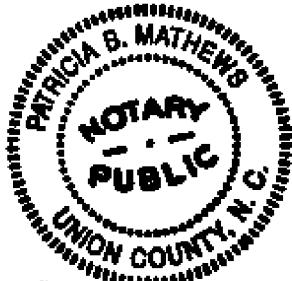
WITNESS my hand and official seal, this the 1 day of April, 2005.

Patricia B. Mathews
Notary Public

My commission expires:

5/22/06

[NOTARIAL SEAL]

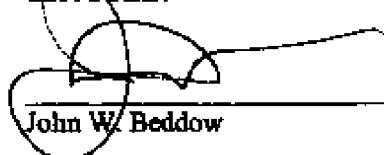


CONSENT OF MORTGAGEE

ATTACHED TO DECLARATION OF CONDOMINIUM
FOR 605 WEST MAIN CONDOMINIUM

FIRST INDIANA BANK, N.A., being the Beneficiary under that certain Deed of Trust from Declarant to John W. Beddow, Trustee, recorded in Book 3322 at Page 374 in the Orange County, North Carolina Public Registry, conveying the property described on Exhibit A attached to this Declaration, do hereby consent to the recordation of this Declaration and the imposition of the provisions hereof and the provisions of the North Carolina Condominium Act to the real property described in Exhibit A. The execution of this Consent of Mortgagee by the Beneficiary shall not be deemed or construed to have the effect of creating between the Beneficiary and Declarant the relationship of partnership or of joint venture, nor shall it be deemed to impose upon the Beneficiary any of the liabilities, duties or obligations of Declarant under the Declaration. Beneficiary executes this Consent of Mortgagee solely for the purposes set forth above. The Trustee also joins in and executes this Consent as Trustee for the purposes set forth above.

TRUSTEE:



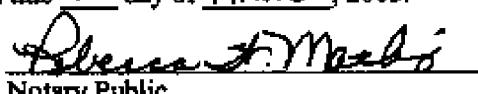
(SEAL)

John W. Beddow

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Rebecca W. Mathis, a Notary Public in and for said County and State, do hereby certify that John W. Beddow, trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 4th day of April, 2005.

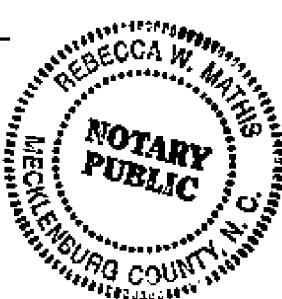


Notary Public

My commission expires:

6-24-06

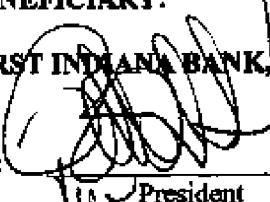
[NOTARIAL SEAL]



BENEFICIARY:

FIRST INDIANA BANK, N.A.

[Corporate Seal]

By: 
Robert D. Grus, Jr.
President

ATTEST:

Heather Johnson
Secretary Vice President

STATE OF INDIANA
COUNTY OF MARION

This 1st day of April, 2005, personally came before me Robert D. Grus, Jr., who, being by me duly sworn, says that he is the Vice President of First Indiana Bank, N.A., a national banking association, and that the seal affixed to the foregoing instrument in writing is the corporate seal of the bank, and that said writing was signed and sealed by him, in behalf of said bank, by its authority duly given. And the said Vice President acknowledged the said writing to be the act and deed of said bank.

Heather Johnson
Notary Public

My commission expires:

10-19-06

[NOTARIAL SEAL]



HEATHER JOHNSON
Notary Public
State of Indiana
Comm. Exp. 10-19-06

CONSENT OF MORTGAGEE

**ATTACHED TO DECLARATION OF CONDOMINIUM
FOR 605 WEST MAIN CONDOMINIUM**

Hunter Real Estate Capital Group L.L.C. and Christopher J. Branch, being the Beneficiaries under that certain Deed of Trust from Declarant to Kenneth J. Abner, Trustee, recorded in Book 2608 at Page 473 of the Orange County, North Carolina Public Registry, as amended and subordinated pursuant to that certain First Amendment to and Subordination of Deed of Trust and Security Agreement recorded in Book 3322 at Page 402 of the Orange County, North Carolina Public Registry, conveying the property described on Exhibit A attached to this Declaration, does consent to the recordation of this Declaration and the imposition of the provisions hereof and the provisions of the North Carolina Condominium Act to the real property described in Exhibit A. The execution of this Consent of Mortgagee by the Beneficiaries shall not be deemed or construed to have the effect of creating between the Beneficiaries and Declarant the relationship of partnership or of joint venture, nor shall it be deemed to impose upon the Beneficiaries any of the liabilities, duties or obligations of the Declarant under the Declaration. Beneficiaries executes this Consent of Mortgagee solely for the purposes set forth above. The Trustee also joins in and executes this Consent as Trustee for the purposes set forth above.

TRUSTEE:

Kenneth J. Ahner (SEAL)
Kenneth J. Ahner

**STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG**

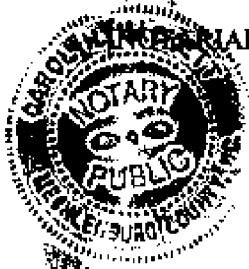
I, Cecil H. Haskell, a Notary Public in and for said County and State, do hereby certify that Kenneth J. Abner, trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 1st day of April, 2005.

Carol A. Haskett
Notary Public

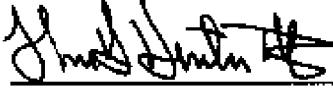
My commission expires:

Dec. 22, 2007



BENEFICIARIES:

HUNTER REAL ESTATE CAPITAL GROUP
L.L.C.

By: 
(SEAL)

Thomas H. Hunter, III, Manager

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Kenneth J. Abner, a Notary Public in and for said County and State, do hereby certify that Thomas H. Hunter, III, manager of Hunter Real Estate Capital Group L.L.C., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 1 day of April, 2005.

Kenneth J. Abner
Notary Public

My commission expires:

12-14-2007

[NOTARIAL SEAL]



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(SEAL)

Christopher J. Branch

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Patricia B. Mathews, a Notary Public in and for said County and State, do hereby certify that Christopher J. Branch personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

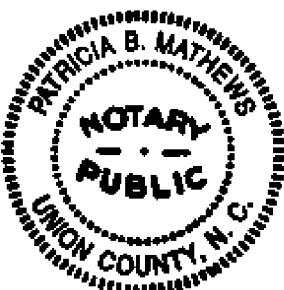
WITNESS my hand and notarial seal this 1 day of April, 2005.

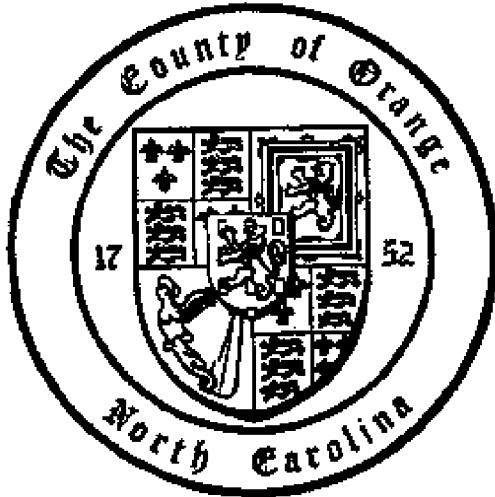
Patricia B. Mathews
Notary Public

My commission expires:

5/22/06

[NOTARIAL SEAL]





20050608000154000 DECL
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05/09/2005 10:22:02AM 34/64

Joyce H. Pearson
Register of Deeds
Orange County
North Carolina

State of North Carolina, County of Orange

The foregoing certificate(s) of CAROL H. HACKETT, NOTARY PUBLIC, HEATHER JOHNSON, NOTARY PUBLIC, KENNETH J. ABNER, NOTARY PUBLIC, PATRICIA B. MATHEWS, NOTARY PUBLIC, REBECCA W. MATHIS, NOTARY PUBLIC for the Designated Governmental units is/are certified to be correct. See filing certificate herein.

This day May 9, 2005.

Joyce H. Pearson, Register of Deeds

BY: Deputy / Assistant Register of Deeds
Deputy / Assistant Register of Deeds

EXHIBIT A

2005050900154600 OCL
Bk : R83740 Pg : 152
06/09/2006 10:22:02AM 35/64

LEGAL DESCRIPTION

Being all of that certain property located in the Township of Carrboro, Orange County, North Carolina and being more particularly described as follows:

Being all of Lot 1 as shown on that certain plat entitled "Recombination Plat Basnight Property" by Phillip Post & Associates dated September 1, 2000, recorded in Plat Book 86 at Page 173 in the Orange County Public Registry.