

**Register of Deeds**

Tammy L. Brunner  
Wake County, NC

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Prepared by and  
Return after recording to  
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301 Fayetteville Street, Suite 1700  
Raleigh, NC 27601

**SEVENTH AMENDMENT TO**

**DECLARATION OF CONDOMINIUM**

**FOR**

**THE AXIS AT GROVE 98 CONDOMINIUM**

**WAKE COUNTY, NORTH CAROLINA**

THIS SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE AXIS AT GROVE 98 CONDOMINIUM ("Amendment") is made this 8<sup>th</sup> day of May, 2025 by **Stanley Martin Homes, LLC**, a Delaware limited liability company (the "Declarant"), and **The Axis at Grove 98 Condominium Association, Inc.**, a North Carolina non-profit corporation (the "Association").

**WITNESSETH:**

A. The Axis at Grove 98 Condominium (the "Condominium") has been created by Declarant pursuant to the Declaration of Condominium for The Axis at Grove 98 Condominium recorded on November 28, 2023 in Book 19485, Page 2630, Wake County Registry, as amended by the First Amendment to Declaration of Condominium for The Axis at Grove 98 Condominium recorded on December 4, 2023 in Book 19491, Page 2581, Wake County Registry, as amended by the Second Amendment to Declaration of Condominium for The Axis at Grove 98 Condominium recorded on March 13, 2024, in Book 19559, Page 1395, Wake County Registry, as amended by the Third Amendment to Declaration of Condominium for The Axis at Grove 98 Condominium recorded on July 8, 2024, in Book 19655, Page 289, Wake County Registry, as amended by the Fourth Amendment to Declaration of Condominium for The Axis at Grove 98 Condominium recorded on November 12, 2024, in Book 19761, Page 1161, Wake County Registry, as amended by the Fifth Amendment to Declaration of Condominium for The Axis at Grove 98 Condominium recorded on January 10, 2025, in Book 19807, Page 1169, Wake County Registry, and as amended by the Sixth Amendment to Declaration of Condominium for The Axis at Grove 98 Condominium recorded on March 14, 2025, in Book 19852, Page 738, Wake County Registry (as amended, the "Declaration") as well as the "Plans" (as defined in the Declaration), which are recorded in Condominium Map Book 2023, Pages 191 through 198, Wake County Registry, as corrected by the Plans

recorded in Condominium Map Book 2023, Pages 199 through 206, Wake County Registry, as amended by the Plans recorded in Condominium Map Book 2024, Pages 31 through 39, Wake County Registry, as amended by the Plans recorded in Condominium Map Book 2024, Pages 193 through 201, Wake County Registry, as amended by the Plans recorded in Condominium Map Book 2024, Pages 289 through 297, Wake County Registry, and as amended by the Plans recorded in Condominium Map Book 2025, Pages 56 through 64.

B. The Declarant Control Period has not expired.

C. The Plans include transposed Unit numbers for certain units in Building 1 and Building 2 of the Condominium (as more particularly shown in the chart below), which resulted in certain deeds, deeds of trust and related instruments that do not refer to the intended Units.

D. Pursuant to N.C. Gen. Stat. § 47C-2-117(f) ("Section 2-117(f)"), the Executive Board has determined that the most expedient resolution is to correct such transposition by recording this Amendment and the Corrective Plans (defined below), which will cause the applicable deeds, deeds of trust and related instruments to refer to the intended Units. Therefore, the Executive Board has both proposed and approved this Amendment and the Corrective Plans. This Amendment and the Corrective Plans have since been approved at a meeting of the Association duly noticed and held pursuant to Section 2-117(f). As provided in Section 2-117(f), the effect of this Amendment relates back to the date of the Declaration being corrected.

NOW, THEREFORE, the Declaration and Plans are hereby amended as follows.

1. Recitals; Definitions. The foregoing Recitals are incorporated in this Amendment by this reference and made a part hereof to the same extent as if set forth herein. Capitalized terms used but not defined in this Amendment have the meanings given in the Declaration.

2. Corrective Plans. The Plans are hereby modified, amended and corrected by the corrective plans recorded in connection with this Amendment in Condominium Map Book 2025, Pages 119 through 135, inclusive, in the Office of the Register of Deeds (the "Corrective Plans").

3. Identifying Numbers and Address. Upon recording of this Amendment and the Corrective Plans, the identifying numbers and addresses of the Units in Building 1, Building 2 and Building 3 are as follows:

Building	Original Unit Number	Corrected Unit Number	Street Address
1	1	1	11076 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
1	2	2	11076 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
1	3	4	11074 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
1	4	3	11074 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
1	5	6	11072 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
1	6	5	11072 Ligon Mill Road, Unit 200 Wake Forest, NC 27587

1	7	8	11070 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
1	8	7	11070 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
1	9	10	11068 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
1	10	9	11068 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
1	11	12	11066 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
1	12	11	11066 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
2	13	13	11062 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
2	14	14	11062 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
2	15	15	11060 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
2	16	16	11060 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
2	17	17	11058 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
2	18	18	11058 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
2	19	19	11056 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
2	20	20	11056 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
2	21	21	11054 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
2	22	22	11054 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
2	23	24	11052 Ligon Mill Road, Unit 100 Wake Forest, NC 27587
2	24	23	11052 Ligon Mill Road, Unit 200 Wake Forest, NC 27587
3	25	25	603 Market Grove Drive, Unit 100 Wake Forest, NC 27587
3	26	26	603 Market Grove Drive, Unit 200 Wake Forest, NC 27587
3	27	27	605 Market Grove Drive, Unit 200 Wake Forest, NC 27587
3	28	28	605 Market Grove Drive, Unit 100 Wake Forest, NC 27587
3	29	29	607 Market Grove Drive, Unit 200 Wake Forest, NC 27587
3	30	30	607 Market Grove Drive, Unit 100 Wake Forest, NC 27587

3	31	31	609 Market Grove Drive, Unit 200 Wake Forest, NC 27587
3	32	32	609 Market Grove Drive, Unit 100 Wake Forest, NC 27587

\* The unit numbers contained in the street address (*e.g.*, Unit 100 or Unit 200) are included for compliance with local addressing requirements. Notwithstanding such numbers, the “identifying number” of each Unit for purposes of the Declaration and the Act is the Unit number set forth above and on the Plans, as corrected herein and further revised from time to time in accordance with the Declaration and the Act (*e.g.*, Unit 1, Unit 2, Unit 3, and so forth).

4. Association Certification. The Association hereby certifies that this Amendment has been duly approved by the requisite parties in accordance with the requirements of the Declaration and the Act and that the officer executing this Amendment on behalf of the Association is duly authorized to do so.


5. Full Force and Effect. Except as expressly amended by this Amendment, the Declaration and Plans remain in full force and effect.

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

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

**DECLARANT:**

**STANLEY MARTIN HOMES, LLC,**  
a Delaware limited liability company

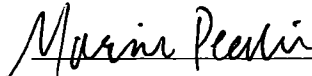
By:  (SEAL)  
W. Hampton Pitts, Division President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that W. Hampton Pitts personally came before me this day and acknowledged that he is a/the Division President of Stanley Martin Homes, LLC, a Delaware limited liability company, and acknowledged the due execution of the foregoing instrument as the act of said company.

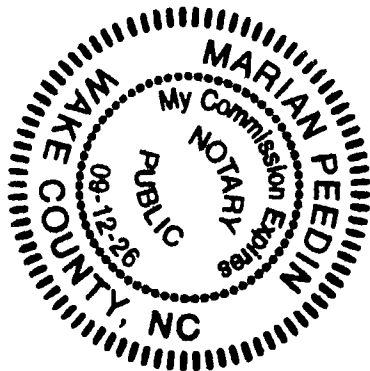
Witness my hand and official stamp or seal, this 23 day of April, 2025.

, Notary Public

Print Name: Marian Peedin

My Commission Expires: 9-12, 2026

[Affix Seal]



**ASSOCIATION:**

**THE AXIS AT GROVE 98 CONDOMINIUM  
ASSOCIATION, INC.,**

a North Carolina non-profit corporation

By: *W. Hampton Pitts* (SEAL)  
W. Hampton Pitts, President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that W. Hampton Pitts personally came before me this day and acknowledged that he is the President of The Axis at Grove 98 Condominium Association, Inc., a North Carolina non-profit corporation, and acknowledged the due execution of the foregoing instrument as the act of said company.

Witness my hand and official stamp or seal, this 23 day of April, 2025.

*Marian Peedin*, Notary Public

Print Name: Marian Peedin

My Commission Expires: 9-12, 2026

[Affix Seal]

