

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

CERTIFICATION

EXHIBIT

NOW COMES the J. W. Brooks Building Unit Owners' Association, Inc. by and through its Secretary, and makes the following certification regarding the First Amendment to Declaration of Condominium.

WITNESSETH

WHEREAS the Declaration of Condominium, J. W. Brooks Building recorded in Book 2472, Page 0078, New Hanover County Register of Deeds, provides in Article XXII that the Declaration may be amended by a vote of Unit Owners controlling not less than eighty (80%) percent of all votes pursuant to Exhibit "B" to said Declaration; and

WHEREAS the annual meeting of the Unit Owners of the J. W. Brooks Building was held on the 4th day of ~~June, 2000~~ ^{February, 1999}; and

WHEREAS at said meeting, Unit Owners controlling not less than eighty (80%) percent of all votes pursuant to Exhibit "B" to the Declaration voted to APPROVE the attached First Amendment to Declaration of Condominium.

NOW THEREFORE, the J. W. Brooks Building Unit Owners' Association, Inc. hereby certifies that all procedures and steps necessary to amend said Declaration have been complied with and that said amendment is duly adopted and shall be effective upon recordation with the New Hanover County Register of Deeds.

This the 8 day of June, 2000.

J. W. BROOKS UNIT OWNERS' ASSOCIATION, INC.

By: Edmond Ballan
Secretary

2000 JUN 26 PM 2:11

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RECORDED AND VERIFIED
MARY SUE GOTS
REGISTER OF DEEDS
NEW HANOVER

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER
AMENDMENT TO DECLARATION
OF CONDOMINIUM

NOW COMES the J.W. Brooks Building Unit Owners' Association, Inc. the duly incorporated non-profit corporation or association for the J. W. Brooks Building Condominium, and hereby amends the Declaration of Condominium, J. W. Brooks Building Condominium, recorded in Book 2472, Page 0078, New Hanover County Register of Deeds.

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WITNESSETH

WHEREAS a Declaration of Condominium, J. W. Brooks Building Condominium, was recorded on November 19, 1998 in Book 2472, Page 0078, creating a condominium project pursuant to Chapter 47C of the North Carolina General Statutes; and

WHEREAS Article XXII of said Declaration provides that it may be amended by a vote of Unit Owners controlling not less than eighty (80%) percent of all votes pursuant to Exhibit "B" to that Declaration; and

WHEREAS Owners controlling not less than eighty (80%) percent of all votes pursuant to Exhibit "B" to that Declaration have adopted the following amendment to that Declaration as shown by the attached certification by the Secretary of the Association.

NOW THEREFORE, BE IT RESOLVED that the Declaration of Condominium, J. W. Brooks Building Condominium, is hereby amended as follows:

RETURNED TO
Raynell Williams
Broom LLP
763-9891

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By deleting Article 7.4 in its entirety and substituting the following as Article 7.4:

No Unit, residential or commercial, shall be leased for a period of less than twelve (12) consecutive months. Any Unit Owner that violates this provision shall be subject to a fine not to exceed One Hundred Fifty (\$150) Dollars per day for a violation of this provision, after being accorded a hearing before an adjudicatory panel appointed by the Board of Directors, or the Board of Directors if no panel is appointed. Such panel shall afford the Unit Owner charged with the notice of the violation, an opportunity to present evidence, and notice of the decision, which shall be final and non-appealable. Such a fine shall be an assessment secured by a lien under the provisions of G.S. 47C-3-116.

This action effective this 8th day of June, 2000.

J. W. BROOKS UNIT OWNERS' ASSOCIATION, INC.

By: Keith M. Beatty
President

STATE OF NORTH CAROLINA

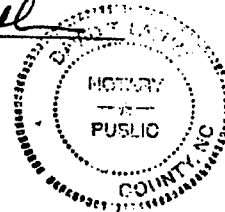
COUNTY OF NEW HANOVER

I, David Latham, a Notary Public, certify that KEITH M. BEATTY, personally came before me this day and acknowledged that he/she is President of J.W. BROOKS BUILDING UNIT OWNERS' ASSOCIATION, INC., a nonprofit corporation, and that he/she, as President, being authorized to do so, executed the foregoing First Amendment to Declaration of Condominium of J.W. Brooks Building Condominium on behalf of the corporation.

Witness my hand and official seal, this the 8th day of June, 2000.

David Latham
Notary Public

My Commission Expires:
July 20, 2003



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STATE OF NORTH CAROLINA
New Hanover County
The foregoing Amended Certificate(s) of

David J. Latham

Notary (Notario) Public is/ are certified
to be correct.

THIS 26 day of June 2000
I, Jaficia Barnes
Deputy/Assistant--