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Brunswick County—Register of Deeds
Robert J. Robinson
Inst #318353 Book 2343 Page 1260
03/02/2006 11:59:21am Rec# 264005

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REF Southport Trading Co
TOTAL 35 REV TCR 35
8 REC CK AMT 204 CK# 1995
CASH REF BY KH

Prepared by and Return to: Nancy M. Guyton, Attorney at Law
327 North Front Street
Wilmington, NC 28401

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STATE OF NORTH CAROLINA SEVENTH AMENDMENT TO
DECLARATION FOR THE VILLAGE
AT SOUTHPORT, A CONDOMINIUM
COUNTY OF BRUNSWICK

THIS SEVENTH AMENDMENT TO DECLARATION FOR THE VILLAGE
AT SOUTHPORT, A CONDOMINIUM (Amendment") is made this the 27th
day of February, 2006 by SOUTHPORT TRADING COMPANY/VILLAGE, LLC, a
North Carolina limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant created The Village at Southport, a Condominium
(the "Condominium") by recording the Declaration of Covenants, Conditions and
Restrictions of The Village at Southport, a Condominium and Bylaws of The
Village at Southport Homeowners Association in Book 1429, Page 1265, of the
Brunswick County Registry (the "Declaration"); and

WHEREAS, Declarant has amended the Declaration by those documents
recorded in Book 1432, Page 1304; Book 1458, Page 713; Book 1708, Page
745; Book 1763, Page 1150; Book 2138, Page 688 and re-recorded in Book
2147, Page 459; and Book 2147, Page 465 all of the Brunswick County Registry;
and

WHEREAS, pursuant to the Declaration and Chapter 47C of the North
Carolina General Statutes, the Declarant has the right and power to amend the

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Declaration to add Units, Common Elements and Limited Common Elements to the Condominium; and

WHEREAS, pursuant to the Declaration Article I, Sections 8 and 18(a) and Chapter 47C of the North Carolina General Statutes, the Declarant has the right and power to amend the Declaration to allocate and assign parking spaces to the Units as Limited Common Areas; and

WHEREAS, Declarant desires to amend the Declaration to allocate the parking space and storage units to particular units as Limited Common Elements.

WHEREAS, Declarant desires to amend the Declaration to add Phase 5, Building 5 to the Condominium.

NOW, THEREFORE, pursuant to the Article I Sections 8 and 18(a) of the Declaration and Chapter 47C of the North Carolina General Statutes, the Declarant amends the Declaration as follows:

1. The Property, as defined in the Declaration, shall include, in addition to the land previously submitted to the Declaration, the land, improvements, easements, rights and appurtenances, located on the property known as Phase 5, Building 5 described in that plat entitled "The Village at Southport Phase 5 Building 5" by Hanover Design Services, P.A., dated April 29, 2005 and recorded in Condominium Plat Book 10, Pages 448 through 476 of the Brunswick County Registry.
2. Exhibits A and C of the Declaration are amended to include Phase 5, Building 5, together with their appurtenant interests, Common Elements and Limited Common Elements as shown on the Plats and Plans for Building 5, Village at Southport recorded in Condominium Plat Book 10, Pages 448 through 476 of the Brunswick County Registry ("Additional Plats and Plans"). Each Unit is designated by its respective letter as shown on the Additional Plats and Plans preceded by its street address number. For example of a Unit A in Building 5 is known as Unit 614-A.
3. The Additional Plats and Plans are hereby incorporated as part of the Plats and Plans of the Condominium. Limited Common Elements depicted on the Plats and Plans are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in the Declaration and not otherwise depicted on the Plats and Plans are hereby assigned to their appurtenant Units as applicable.

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4. Exhibit D to the Declaration is replaced by Exhibit D (Revised) attached hereto which Exhibit revises the percentage of undivided interest in Common Elements appurtenant of all Units.
5. An additional certification pursuant to Section 47C-2-109(d) is attached to the Additional Plats and Plans and is hereby incorporated as part of the Plats and Plans of the Condominium.
6. The Parking Spaces and Storage Units shall be allocated to the Units as set forth on **Schedules A and B** attached hereto as Limited Common Elements. The parking space and storage units so assigned shall be part and parcel of that assigned Unit, and may not be transferred apart from the assigned Unit.
7. Declarant reserves the right to allocate unassigned parking spaces to Units at a future date.

Except as specifically amended or modified by this Amendment, all of the terms, covenants, conditions and provisions of the declaration shall be and remain in full force and effect and shall apply to the Units, Common Elements and Limited Common Elements created hereby.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed this 21st day of February, 2006.

SOUTHPORT TRADING COMPANY/VILLAGE, LLC

By: SOUTHPORT TRADING COMPANY, its Member/Manager

By:  (SEAL)
Charles N. Garrett, Jr., Member/Manager

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STATE OF NORTH CAROLINA

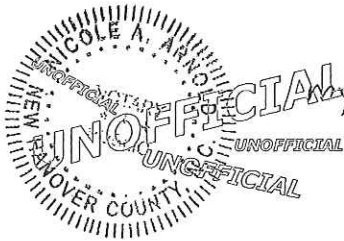
COUNTY OF NEW HANOVER

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N. Arnold

_____, a Notary Public in and for the State and County aforesaid, do certify that, Charles N. Garrett, Jr., Member/Manager of Southport Trading Company, LLC, a North Carolina limited liability company, which company is Member/Manager of Southport Trading Company/Village, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged he is Member/Manager of Southport Trading Company and that the foregoing instrument was executed on behalf of and as the act of the Southport Trading Company/Village, LLC.

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WITNESS my hand and official seal this 28th day of

February, 2006.



commission expires:
10/13/2010

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Exhibit D (Revised)

TABLE OF ALLOCATED INTERESTS

Unit	Allocated Interest
Building 1, Phase 1	
Unit 606-A	1.840%
Unit 606-B	1.675%
Unit 606-C	1.840%
Unit 606-D	1.840%
Unit 606-E	1.630%
Unit 606-F	1.840%
Unit 606-G	1.840%
Unit 606-H	1.675%
Unit 606-I	1.840%
Unit 606-J	1.840%
Unit 606-K	1.630%
Unit 606-L	1.840%
Building 2, Phase 2	
Unit 608-A	1.840%
Unit 608-B	1.675%
Unit 608-C	1.840%
Unit 608-D	1.840%
Unit 608-E	1.630%
Unit 608-F	1.840%
Unit 608-G	1.840%
Unit 608-H	1.675%
Unit 608-I	1.840%
Unit 608-J	1.840%
Unit 608-K	1.630%
Unit 608-L	1.840%
Building 3, Phase 3	
Unit 610-A	2.223%
Unit 610-B	2.223%
Unit 610-C	1.840%
Unit 610-D	1.630%
Unit 610-E	1.840%
Unit 610-F	2.223%
Unit 610-G	2.223%
Unit 610-H	2.187%
Unit 610-I	2.223%

*NOTE:
ALLOCATED
INTEREST
APPLY TO
UNIT OWNERS
IN THE COMMON
ELEMENTS (A.K.A.)
COMMON AREAS.*

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Building 4, Phase 4

Unit 612-A	1.903%
Unit 612-B	1.912%
Unit 612-C	1.903%
Unit 612-D	1.982%
Unit 612-E	1.982%
Unit 612-F	1.903%
Unit 612-G	1.912%
Unit 612-H	1.903%
Unit 612-I	1.982%
Unit 612-J	1.982%

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Building 5, Phase 5

Unit 614-A	1.903%
Unit 614-B	1.912%
Unit 614-C	1.903%
Unit 614-D	1.982%
Unit 614-E	1.982%
Unit 614-F	1.903%
Unit 614-G	1.912%
Unit 614-H	1.903%
Unit 614-I	1.982%
Unit 614-J	1.982%

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Schedule A

PARKING SPACE AND STORAGE UNIT ASSIGNMENTS
(Assignments depicted on Schedule B diagrams attached)

<u>Unit</u>	<u>Parking Space Assignment</u>	<u>Storage Locker Assignment</u>
<u>Building 5, Phase 5</u>		
Unit 614-A	1	1
Unit 614-B	2	3-B
Unit 614-C	3	6
Unit 614-D	12	2-D
Unit 614-E	11	3-E
Unit 614-F	4	2-F
Unit 614-G	5	4-G
Unit 614-H	6	5-H
Unit 614-I	8	4-I
Unit 614-J	7	5-J
***Unassigned	9, 10	
Unassigned Parking Spaces will be assigned at a later date		

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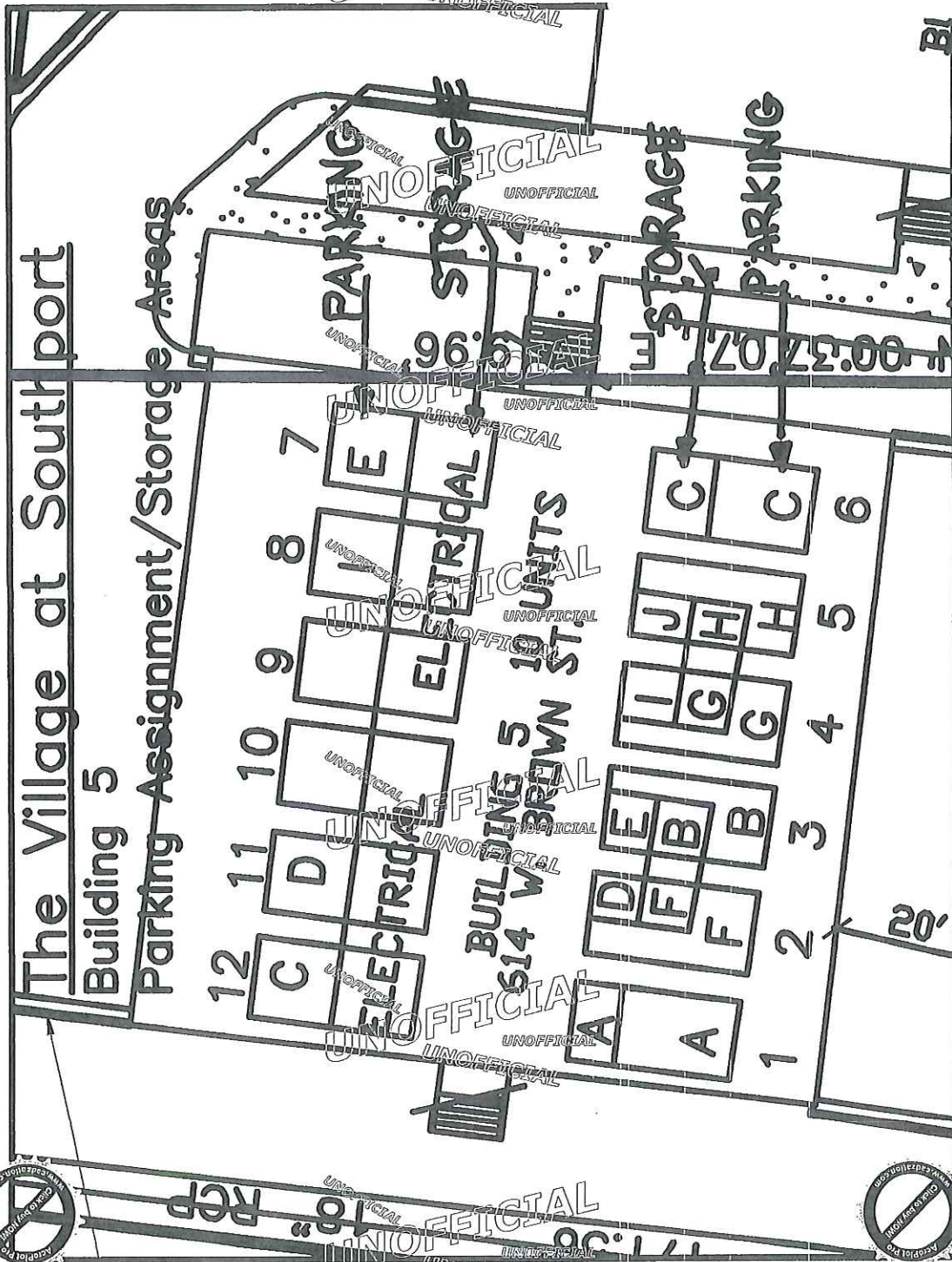
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Schedule B



The Village at Southport
Building 5

Parking Assignment/Storage Areas

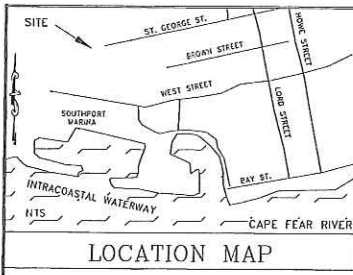
12 11 10 9 8 7
C D E
ELECTRICAL
BUILDING 5 10 UNITS
14 W BROWN ST.

A B C
D E F
G H I J
K L
1 2 3 4 5 6
C C

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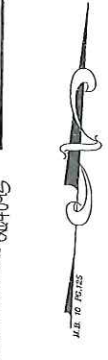
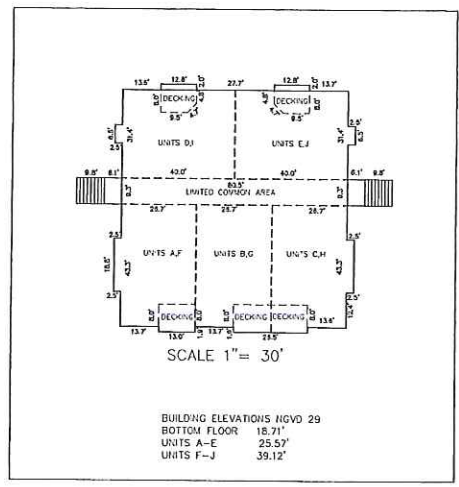
CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE CITY OF SOUTHPORT, NORTH CAROLINA

Charles N. Garrett Jr.
 SOUTHPORT TRADING COMPANY/ VILLAGE LLC. DATE **2-27-2006**
 CHARLES N. GARRETT JR.

ACKNOWLEDGEMENT OF COMPLIANCE (PRIVATE DEVELOPMENTS)
 I, SOUTHPORT TRADING COMPANY/ VILLAGE LLC. HEREBY CERTIFY THAT THE STREETS, PARKS, OPEN SPACE OR OTHER AREAS DELINEATED HEREON AND DEDICATED TO PRIVATE USE, AND ALL TRAFFIC MARKINGS AND CONTROL DEVICES SHALL NOT BE THE RESPONSIBILITY OF THE PUBLIC OR THE MUNICIPALITY, ACTING ON BEHALF OF THE PUBLIC TO MAINTAIN, FURTHERMORE PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH ANY PROSPECTIVE BUYER, I SHALL PREPARE AND SIGN, AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN AN ACKNOWLEDGEMENT OF RECEIPT OF A DISCLOSURE STATEMENT. THE DISCLOSURE STATEMENT SHALL FULLY AND COMPLETELY DISCLOSE THE PRIVATE AREAS AND INCLUDE AN EXPLANATION OF THE CONSEQUENCES AND RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF SUCH PRIVATE AREAS SHALL REST.

Charles N. Garrett Jr.
 SOUTHPORT TRADING COMPANY/ VILLAGE LLC. DATE **2-27-2006**
 CHARLES N. GARRETT JR.

BUILDING DETAIL



CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF BRUNSWICK
 Filed for registration on the ___ day of _____, 2006 at _____ (a.m./p.m.) and duly recorded in Condo Book at Page _____

Register of Deeds
CERTIFICATE OF REGISTRATION AND DISCLOSURE FOR HOMEOWNERS ASSOCIATION COVENANT, CONDITIONS AND RESTRICTIONS BY REGISTER OF DEEDS
 NORTH CAROLINA, BRUNSWICK COUNTY
 HOMEOWNERS ASSOCIATION COVENANT, CONDITIONS AND RESTRICTIONS FILED FOR REGISTRATION ON THE 22ND DAY OF JANUARY 2006 AT 10:45 AM AND DULY RECORDED IN DEED BOOK 1479 AT PAGE 125
 REGISTER OF DEEDS

Brunswick County - Register of Deeds
 Robert J. Robinson Book 10 Page 469
 03/02/2006 11:57:16am Recd 804045

Ret.

3/2/06

Page 408

Condo Book 10

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE LAYOUT, LOCATION, CEILING AND FLOOR ELEVATIONS, UNITS NUMBERS AND DIMENSIONS OF THE UNITS, AS BUILT, AND IS IN COUPLANCE WITH 47C-2-109.

John S. Stirewalt
 ARCHITECT DATE **2/23/06**

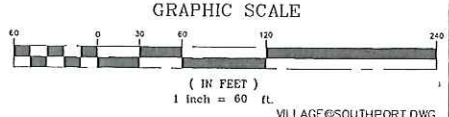
I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND LOCATION OF THE UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES, WHICH WERE IN PLACE AT THE TIME OF THE SURVEY.

Marc F. Glenn
 PROFESSIONAL LAND SURVEYOR L-4308 DATE **2/23/06**

NOTES:
 - AREA CALCULATED BY COORDINATE METHOD.
 - BUILDINGS ELEVATION DATUM IS NGVD 29.

CONDOMINIUM MAP OF VILLAGE AT SOUTHPORT BUILDING 5, PHASE 5

CITY OF SOUTHPORT
 SMITHVILLE TOWNSHIP
 BRUNSWICK COUNTY, NORTH CAROLINA
 FEBRUARY 15, 2006
 DEED 1243 PAGE 1326, DEED BOOK 1252 PAGE 1042
 CONDO BOOK 10 PAGE 125

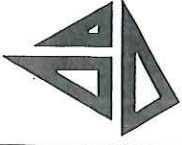


VILLAGE@SOUTHPORT.DWG

CAPE FEAR SURVEYING SERVICES
 ONE NORTH 6th ST., WILMINGTON, NC 28401
 (910) 762-9496 FAX: (910) 762-5949
 EMAIL: stuart.benson@att.net



104470



John Stirewalt Architect
458 Blacoway Dr.
Wilmington, NC
Tel: (919) 586-3131



PER 1/1/2006
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VILLAGE AT SOUTHPORT
CONDOMINIUMS
BUILDING 15
64 WEST BRUNN ST.
SOUTHPORT, NC

DATE	02/17/06
REVISED	
SHEET NO.	A-1

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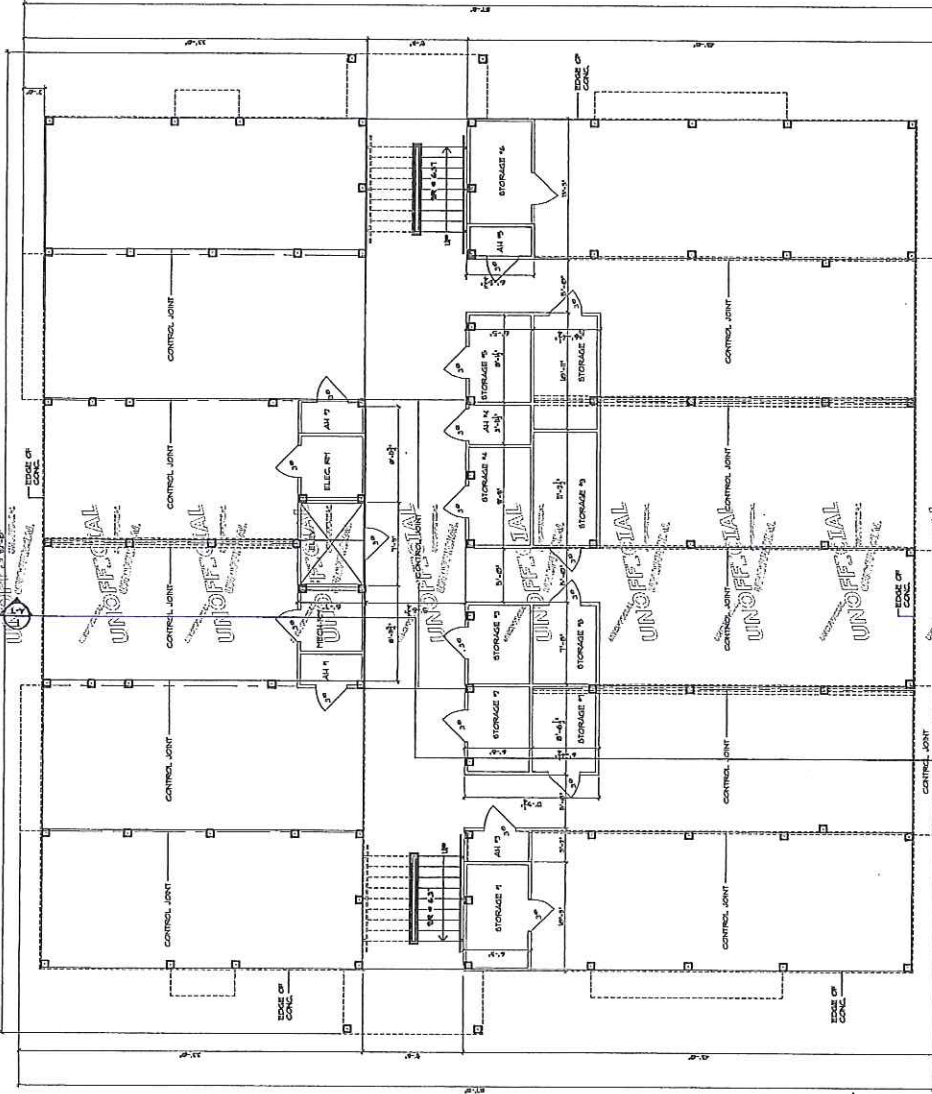
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2 SECOND FLOOR PLAN
SEE SHEET 1 FOR DETAILS & DIM.

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Condo Book 10 Page 470

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John Stirewalt Architect
458 Blythe Dr.
Wilmington, NC
Tel.: (910) 655-3131



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VILLAGE AT SOUTHPORT
CONDOMINIUMS
BUILDING 15
644 WEST BROAD ST.
SOUTHPORT, NC

DATE 02/17/06
REVISED
SHEET A-2
NO.

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Sheet # 310352 Book 10 Page: 471

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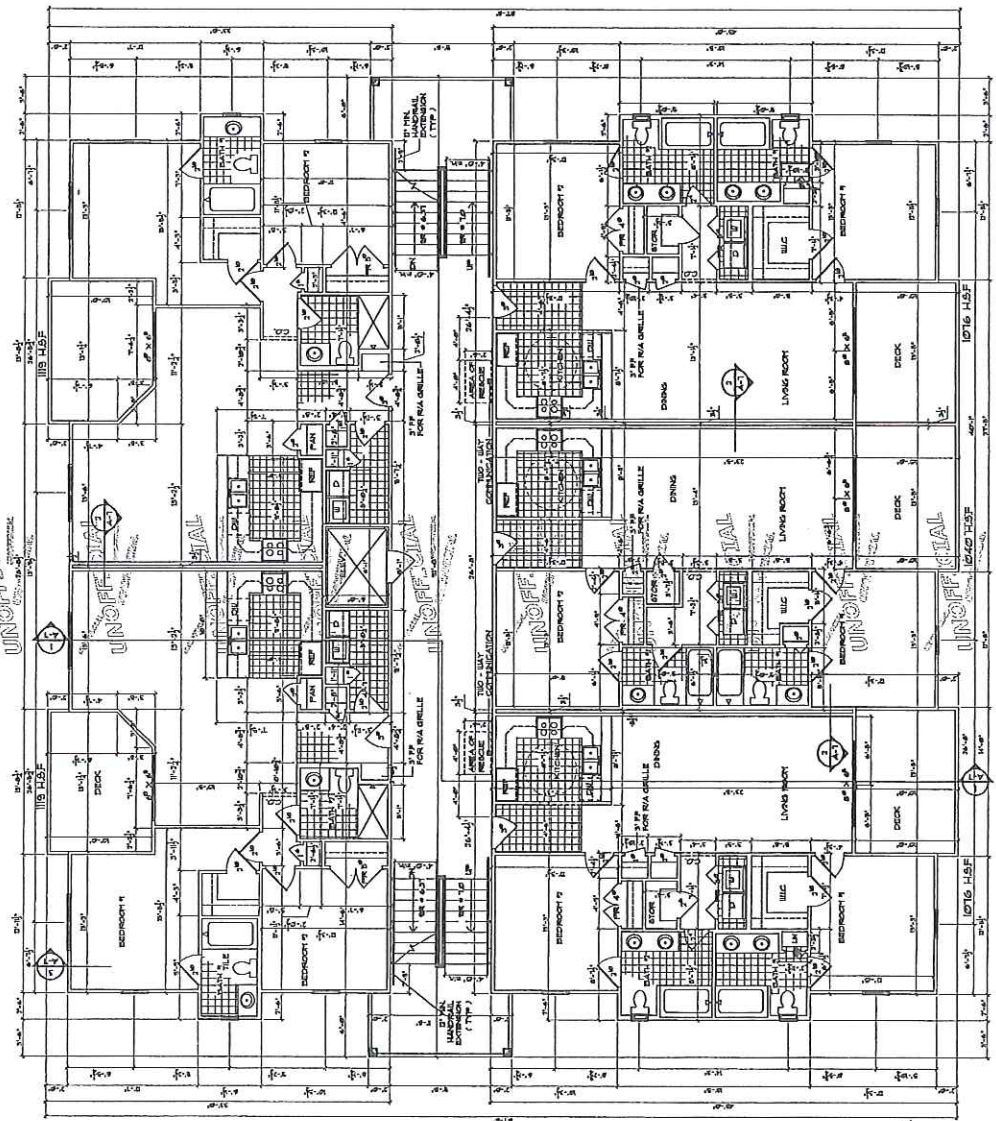
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2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL SUP 840

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slalob

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Condo Book 10 pag

10/473



John
Stewart
Architect

458 Blacayne Dr.
Wilmington, NC
Tel: (919) 868-3131



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VILLAGE AT SOUTHPORT
CONDOMINIUMS
BUILDING #3
614 WEST BROAD ST.
SOUTHPORT, NC

DATE 02/17/06

REVISED

SHEET A-3
NO.

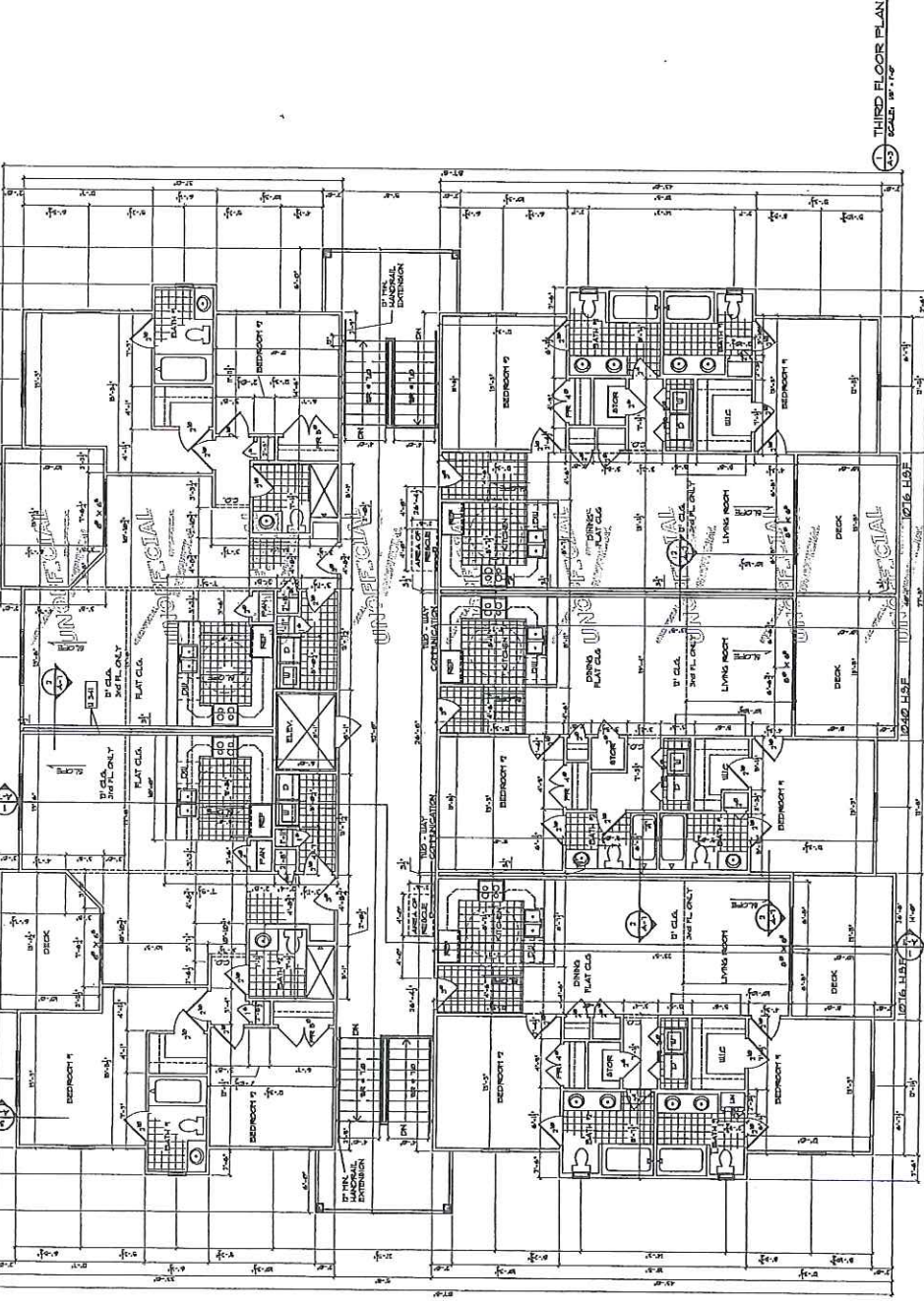
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THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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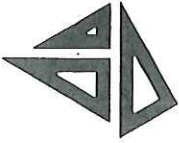
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VILLAGE AT SOUTHPORT
CONDOMINIUMS
BUILDING 19
64 WEST BRANCH ST.
SOUTHPORT, NC

DATE 02/17/06
REVISED
SHEET A-4
NO.

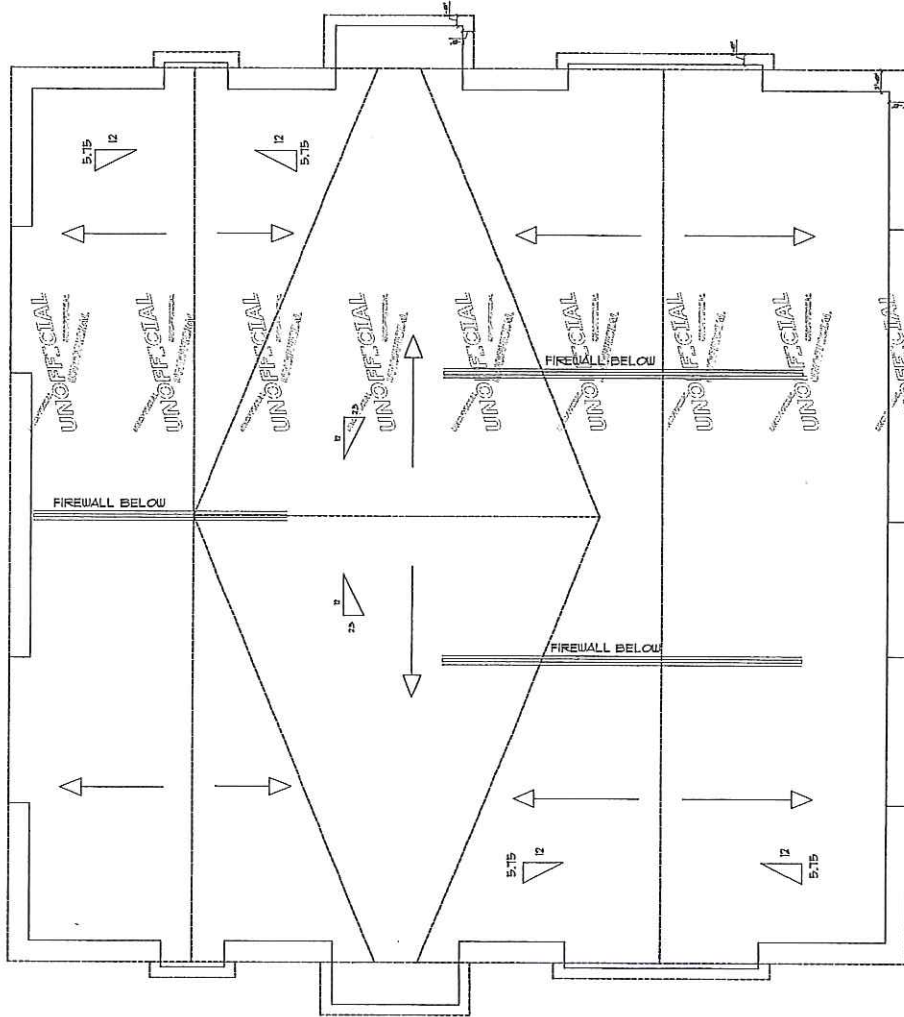
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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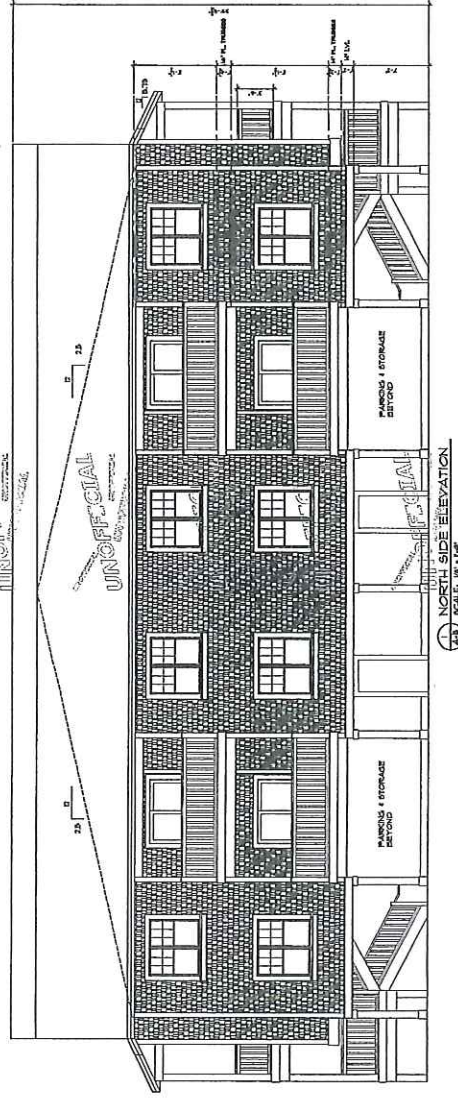
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1 NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"

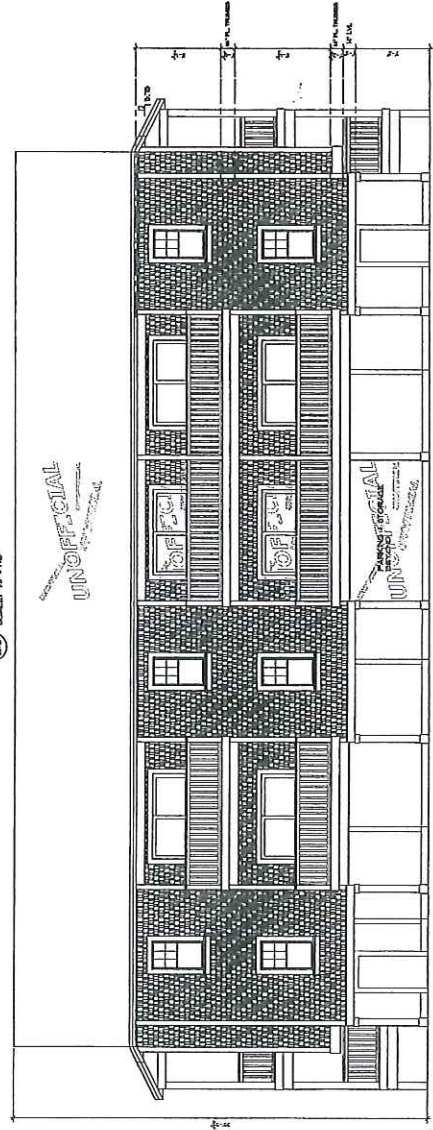
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2 SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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Condo Book 10 Page 474

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pg 7 of 9



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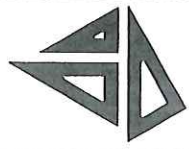


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VILLAGE AT SOUTHPORT
CONDOMINIUMS
BUILDING #5
SOUTHPORT, NC

DATE	02/17/06
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SHEET NO.	A-5

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Stewart
Architect
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Tele: (910) 689-3131



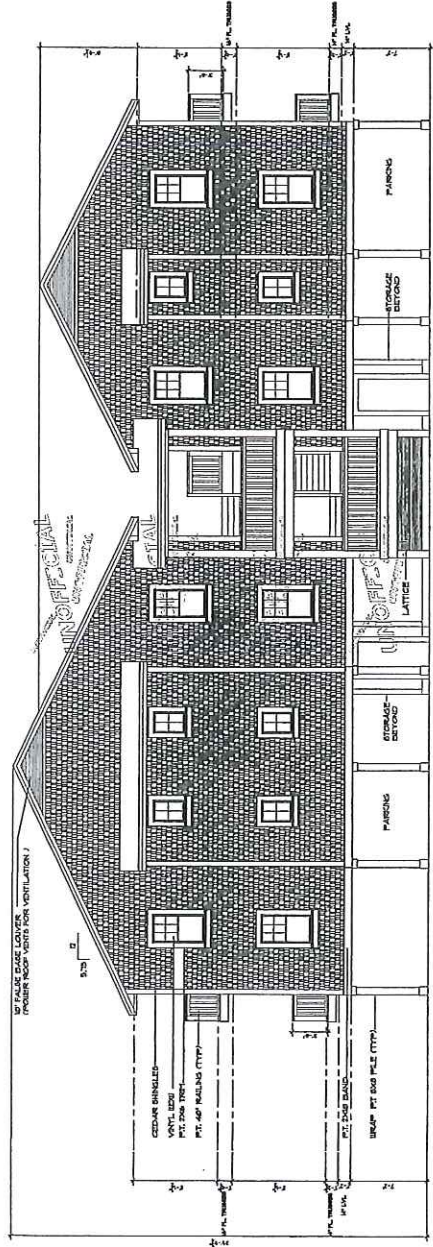
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VILLAGE AT SOUTHPORT
CONDORPHILMS
BUILDING #5
84 WEST BRIDGE ST.
SOUTHPORT, NC

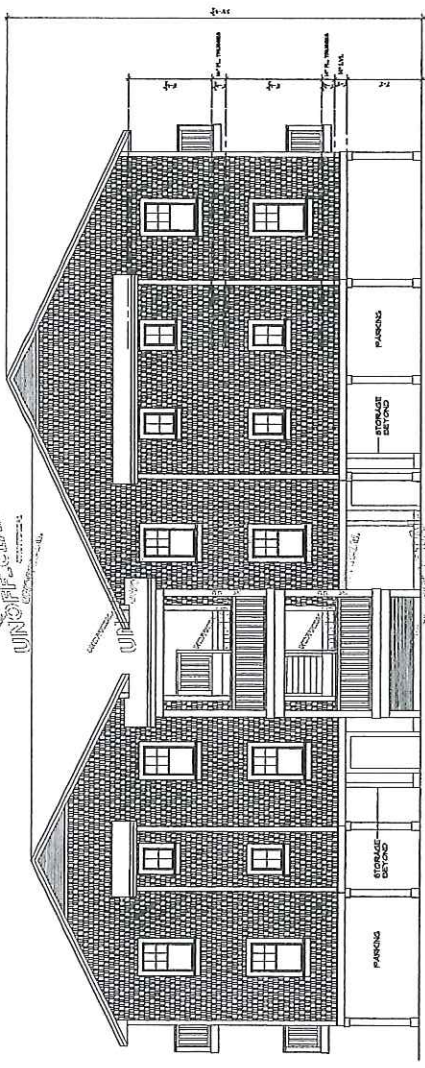
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SHEET A-6
NO.

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WEST SIDE ELEVATION



EAST SIDE ELEVATION

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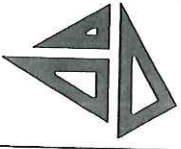
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John Strewait Architect
458 Biscayne Dr.
Wilmington, NC
Tele: (910) 886-3131



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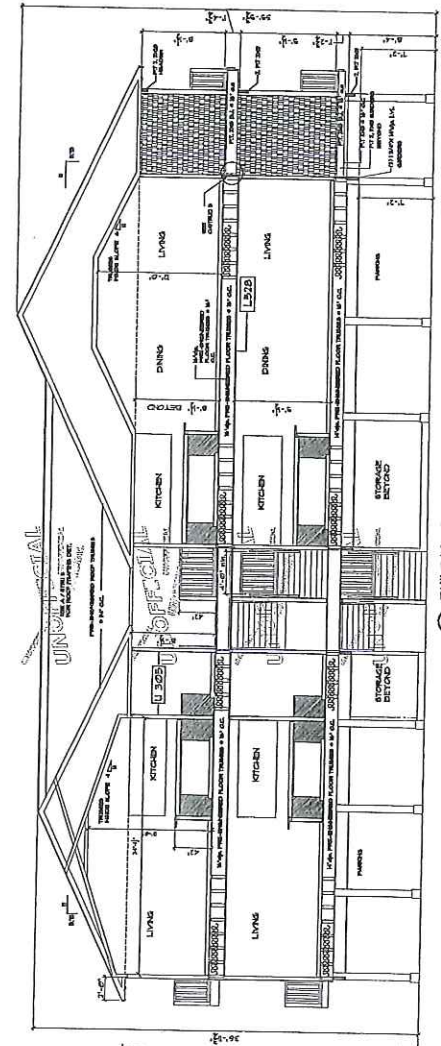
VILLAGE AT SOUTHPORT
CONDOMINIUMS
BUILDING 'B'
645 WEST BEACH CT.
SOUTHPORT, NC

DATE	02/17/06
REVISED	
SHEET NO.	A-7

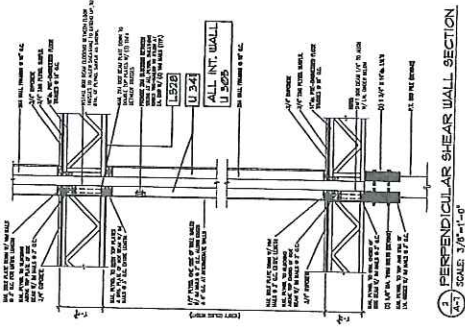
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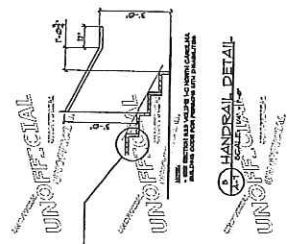
UNOFFICIAL
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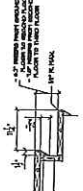
BUILDING SECTION
SCALE: 3/8"=1'-0"



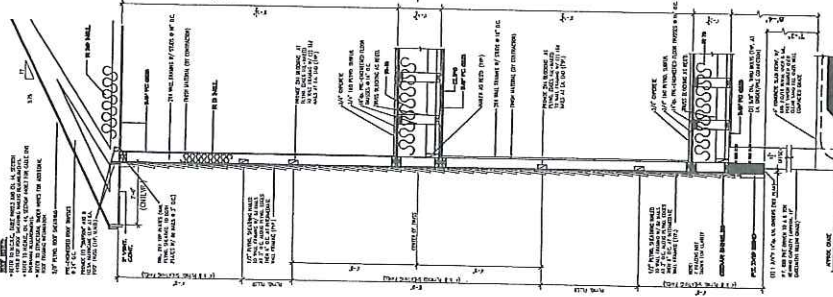
PERPENDICULAR SHEAR WALL SECTION
SCALE: 3/8"=1'-0"



HANDRAIL DETAIL
SCALE: 1/2"=1'-0"



RISER DETAIL
SCALE: 1/2"=1'-0"



TYPICAL STRUCTURAL WALL SECTION
SCALE: 3/8"=1'-0"

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KSH