

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
Electronically Recorded
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Instrument Number: 2020027924

Fredrick Smith

Prepared by and return to:

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

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
REECE ROAD DUETS CONDOMINIUM**

This First Amendment to the Declaration of Condominium for Reece Road Duets Condominium (this "First Amendment"), is made this 20th day of February, 2020, by **FMJ PROPERTIES LLC**, a North Carolina limited liability company, hereinafter referred to as the "Declarant". Declarant states and declares as follows:

A. Declarant previously made a Declaration of Condominium for Reece Road Duets Condominium, dated April 11, 2019 and recorded April 23, 2019 at Book 33448 Page 12, Mecklenburg County Registry (the "Declaration").

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

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

D. Declarant now desires to amend the Declaration.

THEREFORE, Declarant hereby amends the Declaration as follows:

1. The following is added as an additional Section 13.t. of the Declaration:

t. Fences. Fences shall not exceed three (3) feet, and shall be constructed from "iron look" aluminum. Any other fence shall only be allowed with the written consent of the other three (3) unit owners.

2. Except as amended herein, all terms and provisions of the Declaration remain unmodified. As amended herein, the Declaration remains in full force and effect.

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

FMJ PROPERTIES, LLC, Declarant,
a North Carolina limited liability company

By:



Jason Javer, Managing Partner

NORTH CAROLINA
COUNTY OF Mecklenburg

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



Official Signature of Notary Public

Date: 02/16/2020

JASON T Alexander

Notary's Printed or Typed Name, Notary Public

My commission expires: June 22, 2022

