

For Registration  
Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2020 Mar 10 12:32 PM RE Excise Tax: \$ 0.00  
Book: 34357 Page: 198 - 199 Fee: \$ 26.00  
Instrument Number: 2020034101

*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

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

This Second Amendment to the Declaration of Condominium for Reece Road Duets Condominium (this "Second Amendment"), is made this 9<sup>th</sup> day of March, 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, as amended by that First Amendment to Declaration of Condominium for Reece Road Duets Condominium, dated February 20, 2020 and recorded February 27, 2020 at Book 34321 Page 807, Mecklenburg County Registry (as amended, 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 Second 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. Section 13.f. is deleted in its entirety.
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 Second Amendment to be executed, as of the date first stated above.

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

By:  3/9/2020  
Jason Javier, Managing Partner

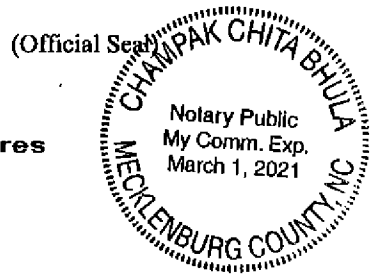
NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, CHAMPAK CHITA BHULA, a Notary Public, do hereby certify that Jason Javier 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.

Champak Chita Bhula  
Official Signature of Notary Public

Date: 9<sup>TH</sup> MARCH, 2020.

CHAMPAK CHITA BHULA  
Notary's Printed or Typed Name, Notary Public



My commission expires: ~~\_\_\_\_\_~~ **My Commission expires**  
**March 1, 2021**