

Drawn by/Return to:  
Law Office of Paul H. Bass, PLLC (JMP)  
16928 Lancaster Hwy, Ste 109  
Charlotte, NC 28277

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

THIRD SUPPLEMENT AND AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
FOR THE WATERMARK CONDOMINIUMS

THIS THIRD SUPPLEMENT AND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE WATERMARK CONDOMINIUMS ("Third Supplement") is made this \_\_\_\_ day of \_\_\_\_\_, 2018, by BRUNNEMER & CO., a North Carolina corporation, successor-in-interest to Greenwood Cliff Developers, LLC ("Declarant"); and 1355 GREENWOOD CLIFF LLC, a Michigan limited liability company, APS WATERMARK, LLC, a North Carolina limited liability company, BRUNNEMER & CO., a North Carolina corporation, BLUE DEVIL INVESTMENTS, LLC, a North Carolina limited liability company, 300 WATERMARK, LLC, a North Carolina limited liability company, and VALEDOSA, LLC, a North Carolina limited liability company (collectively, the "Existing Unit Owners").

WITNESSETH

WHEREAS, Declarant has heretofore filed a Declaration of Condominium for the Watermark Condominiums dated October 3, 2006, recorded October 5, 2006, in Book 21172 at Pages 111-173, in the Mecklenburg County Public Registry (the "Initial Declaration"); and

WHEREAS, Declarant and certain Unit Owners filed a First Supplement and Amendment to Declaration of Condominium for the Watermark Condominiums dated December 10, 2007, recorded December 10, 2007, in Book 23145 at Pages 427-446, in the Mecklenburg County Public Registry (the "First Supplement", as modified hereby and as further amended, restated, supplemented or otherwise modified and in effect from time to time, the "Declaration"); and

WHEREAS, Declarant and certain Unit Owners filed a Second Supplement and Amendment to Declaration of Condominium for the Watermark Condominiums dated March 25, 2013, recorded March

26, 2013, in Book 28180 at Pages 1-7, in the Mecklenburg County Public Registry (the "Second Supplement"), as modified hereby and as further amended, restated, supplemented or otherwise modified and in effect from time to time, the "Declaration"; and

WHEREAS, the property together with all improvements located thereon which is currently part of the Condominium is more particularly described in the Initial Declaration, First Supplement, and Second Supplement (the "Property"); and

WHEREAS, the Declaration provides in Article III, Section 3.2(d) that those certain twenty (20) parking spaces shown on the revised plats and plans recorded December 10, 2007, in Condominium Ownership File Number 807, Page 12, in the Mecklenburg County Public Registry (the "Second Supplemental Plats and Plans") as "Reserved Parking Area" shall be Limited Common Elements allocated to the exclusive use of Units 200, 300, 301, 400 and 401 with two (2) such spaces being assigned Unit 200, as shown on the Second Supplemental Plats and Plans, four (4) such spaces allocated to Unit 300, as shown on the Second Supplemental Plats and Plans, three (3) such spaces allocated to Unit 301, as shown on the Second Supplemental Plats and Plans, five (5) such spaces being assigned to Unit 400 as shown on the Second Supplemental Plats and Plans, and the remaining six (6) spaces being assigned to Unit 401 as shown on the Second Supplemental Plats and Plans; and

WHEREAS, the Declaration provides in Article IV, Section 4.4 that the parking spaces which are Limited Common Elements may not be transferred by the Owner of Units 200, 300, 301, 400 and 401, except in connection with a conveyance of his Unit; or a conveyance to another Unit Owner, and any such attempted transfer in violation of this provision is null and void; and

WHEREAS, the Existing Unit Owner of Unit 400 desires to convey two (2) of the five (5) spaces assigned to Unit 400 to Unit 100, and the Existing Unit Owner of Unit 401 desires to convey two (2) of the six (6) spaces assigned to Unit 401 to Unit 100, as shown on the Third Supplemental Plats and Plans (defined below) for a total of four (4) spaces to be allocated to Unit 100; and

WHEREAS, the Existing Unit Owners desire to revise the Second Supplemental Plats and Plans by recording a revised page 1 of the Second Supplemental Plats and Plans depicting the conveyance of the spaces within the Reserved Parking Area as shown in the Condominium Unit Ownership File Number \_\_\_\_\_, Page \_\_\_\_\_, recorded in the Mecklenburg County Public Registry (the "Third Supplemental Plats and Plans") and by the Act made a part of the Declaration.

NOW, THEREFORE, pursuant to the provisions of the aforesaid Declaration, Declarant does hereby amend the Declaration to allocate four (4) parking spaces within the Reserved Parking Area for the exclusive use of Unit 100 as shown on the Third Supplemental Plats and Plans. All present and future Unit Owners of all or any portion of the Units shall be subject to the terms and conditions of the aforesaid Declaration and this Third Supplement and the Unit Owners thereof shall have the rights, privileges and obligations therein set out, as follows:

1) The Declaration is hereby amended by deleting Article III, Section 3.2(d) in its entirety and inserting in lieu thereof the following:



**REVIEW OFFICER:**  
 JUSTIN F. CLOWINGER, NCPLS L-4430  
 MECKLENBURG COUNTY PLANNING COMMISSION

**SURVEYOR CERTIFICATE:**  
 JUSTIN F. CLOWINGER, A SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 160A OF THE NORTH CAROLINA GENERAL STATUTES HEREBY CERTIFY THAT THIS SURVEY ACCURATELY SHOWS THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE GRASS AND OTHER IMPROVEMENTS RELATIVE TO THESE BOUNDARIES.

**CITY OF CHARLOTTE:**  
 THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY ORDINANCES THAT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

**DECLARATION:**  
 THE DECLARATION OF CONDOMINIUM FOR THE WATERMARK CONDOMINIUMS IS FILED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.

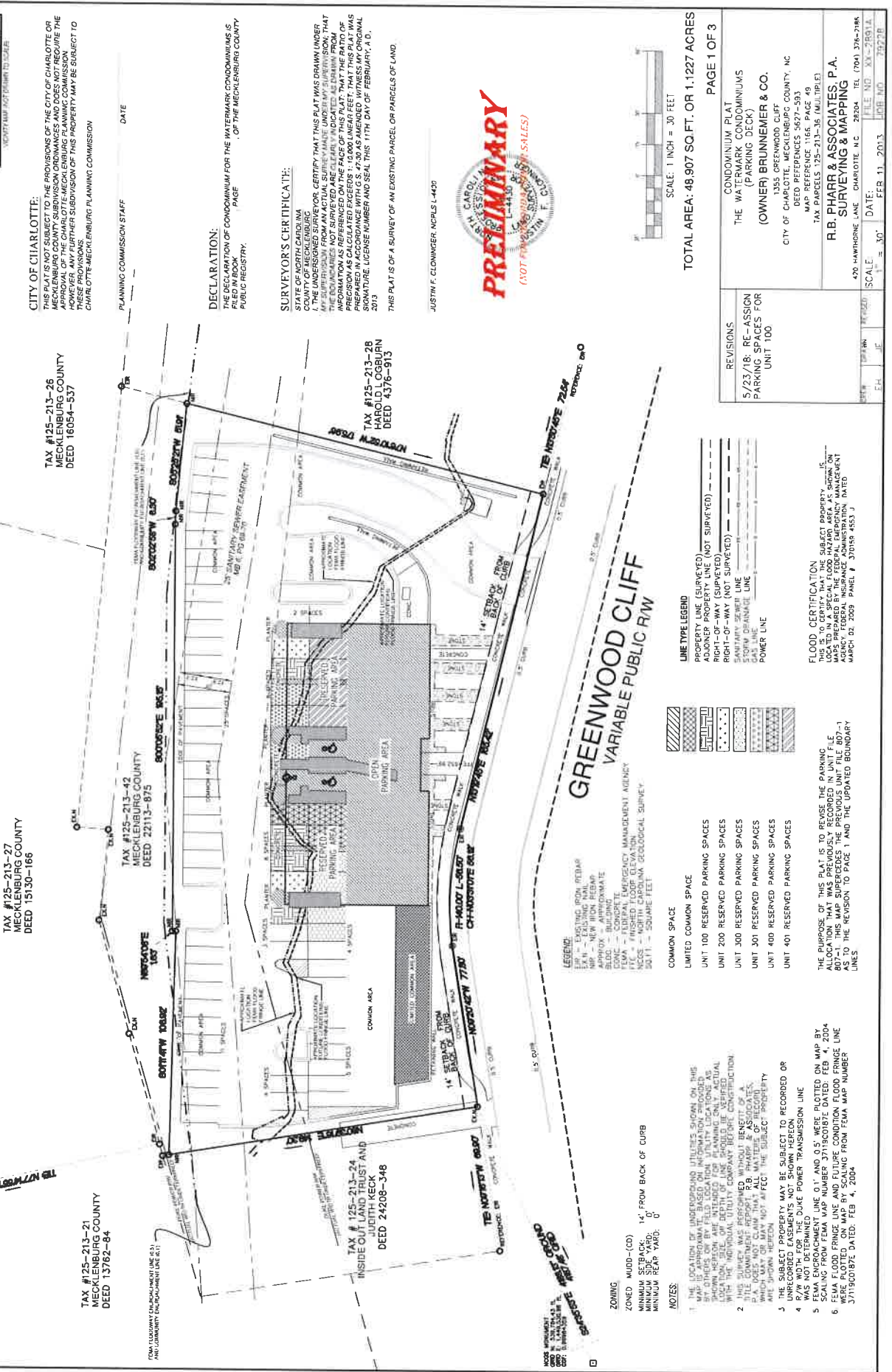
**SURVEYOR'S CERTIFICATE:**  
 STATE OF NORTH CAROLINA  
 COUNTY OF MECKLENBURG  
 I, JUSTIN F. CLOWINGER, SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY PERSONAL SUPERVISION AND THAT THE BOUNDARIES AND DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT. I HAVE BEEN ADVISED THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS EXISTING FROM THE RECORDS OF THE MECKLENBURG COUNTY PLANNING COMMISSION. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 42-39 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11TH DAY OF FEBRUARY, A.D. 2013.

**PLANNING COMMISSION STAFF**  
 DATE \_\_\_\_\_

**TOTAL AREA: 48,907 SQ. FT. OR 1.1227 ACRES**  
 SCALE: 1 INCH = 30 FEET

**REVISIONS:**  
 5/23/18: RE-ASSIGN PARKING SPACES FOR UNIT 100

**OWNER: BRUNNEMER & CO.**  
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
 MAP REFERENCE: 1166, PAGE 48  
 TAX PARCELS 125-213-16 (MULTIPLE)  
**R.B. PHARR & ASSOCIATES, P.A.**  
 SURVEYING & MAPPING  
 470 HAWTHORNE LANE, CHARLOTTE, NC 28204, TEL (704) 376-2186



**TAX #125-213-27**  
 MECKLENBURG COUNTY  
 DEED 15130-186

**TAX #125-213-42**  
 MECKLENBURG COUNTY  
 DEED 22113-875

**TAX #125-213-28**  
 HAZELWOOD L. COBBURN  
 DEED 4378-913

**TAX #125-213-24**  
 INSIDE OF LINDA THIST AND  
 JUDITH KECK  
 DEED 24208-348

**TAX #125-213-16**  
 MECKLENBURG COUNTY  
 DEED 13762-84

**LEGEND:**  
 EX - EXISTING FROM RECORD  
 NEW - NEW FROM RECORD  
 BLDG - BUILDING  
 CONC - CONCRETE  
 FEM - FEDERAL EMERGENCY MANAGEMENT AGENCY  
 FLOOD - FLOOD HAZARD ZONE  
 30 FT. - 30 FOOT WIDE  
 50 FT. - 50 FOOT WIDE

**COMMON SPACE**  
 LIMITED COMMON SPACE  
 UNIT 100 RESERVED PARKING SPACES  
 UNIT 200 RESERVED PARKING SPACES  
 UNIT 300 RESERVED PARKING SPACES  
 UNIT 400 RESERVED PARKING SPACES  
 UNIT 401 RESERVED PARKING SPACES

**LINE TYPE LEGEND**  
 PROPERTY LINE (SURVEYED)  
 ADJACENT PROPERTY LINE (NOT SURVEYED)  
 RIGHT-OF-WAY (NOT SURVEYED)  
 SANITARY SEWER LINE  
 STORM DRAINAGE LINE  
 POWER LINE

**FLOOD CERTIFICATION**  
 THIS PROPERTY IS SUBJECT PROPERTY. IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD ZONE MAP OF MECKLENBURG COUNTY, NORTH CAROLINA, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MARCH 02, 2009, PANEL # 370189 4553 J.

**NOTES:**  
 1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY THE INDIVIDUAL UTILITY COMPANIES. THE INDIVIDUAL UTILITY COMPANIES SHOULD BE ADVISED OF THIS LOCATION. THE DEPTH OF THE LINE SHOULD BE ASSESSED BY THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.  
 2. TITLE DOCUMENT REPORT: R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD ARE SHOWN HEREON. ANY MATTERS OF RECORD NOT SHOWN HEREON MAY BE SUBJECT TO RECORD OR UNRECORDED EASEMENTS NOT SHOWN HEREON.  
 3. THE SUBJECT PROPERTY MAY BE SUBJECT TO RECORD OR UNRECORDED EASEMENTS NOT SHOWN HEREON.  
 4. WAS NOT DETERMINED. LINE POWER TRANSMISSION LINE.  
 5. FEMA ENFORCEMENT LINE 0.1, AND 0.5' WERE PLOTTED ON MAP BY SCALING FROM FEMA MAP NUMBER 37180C0187C, DATED: FEB 4, 2004.  
 6. FEMA ENFORCEMENT LINE 0.1, AND 0.5' WERE PLOTTED ON MAP BY SCALING FROM FEMA MAP NUMBER 37180C0187C, DATED: FEB 4, 2004.

**PRELIMINARY**  
 (NOT FOR CONSTRUCTION OR SALES)

**MECKLENBURG COUNTY PLANNING COMMISSION**

**MECKLENBURG COUNTY**

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**MECKLENBURG COUNTY**

300 WATERMARK, LLC, a North Carolina limited liability company

By: [Signature] (SEAL)  
Print Name: Paul Norris  
Title: managing member

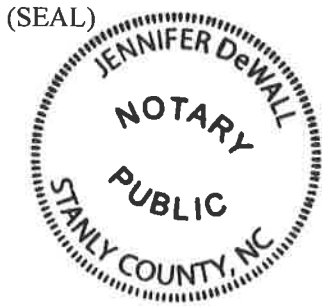
STATE OF North Carolina  
COUNTY OF Stanly

I, Jennifer DeWalt, a Notary Public for said County and State, do hereby certify that Paul Norris personally came before me this day and acknowledged that s/he is managing member of 300 Watermark, LLC, a North Carolina limited liability company, and acknowledged, on behalf of 300 Watermark, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25<sup>th</sup> day of June, 2018.

[Signature]  
Notary Public

My commission expires: 10/26/2020



EXISTING UNIT OWNERS:

1355 GREENWOOD CLIFF, LLC,  
a Michigan limited liability company

By: \_\_\_\_\_(SEAL)

Print Name: Robert Taylor

Title: Member/Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that Robert Taylor personally came before me this day and acknowledged that he is a Member/Manager of 1355 GREENWOOD CLIFF, LLC, a Michigan limited liability company, and acknowledged, on behalf of 1355 GREENWOOD CLIFF, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

(SEAL)

My commission expires: \_\_\_\_\_

VALEDOSA, LLC, a North Carolina  
limited liability company

By: \_\_\_\_\_(SEAL)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that  
\_\_\_\_\_ personally came before me this day and acknowledged that s/he  
is \_\_\_\_\_ of Valedosa, LLC, a North Carolina limited liability company, and acknowledged,  
on behalf of Valedosa, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

(SEAL)

My commission expires: \_\_\_\_\_

IN WITNESS WHEREOF, the Declarant and Existing Unit Owners have caused this instrument to be duly executed as of the day and year first above written.

DECLARANT:

BRUNNEMER & CO.,  
a North Carolina corporation

\_\_\_\_\_(SEAL)  
Print Name: H. Keith Brunner, Jr.  
Title: President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that H. Keith Brunner Jr. personally came before me this day and acknowledged that he is President of Brunner & Co., a North Carolina corporation, and acknowledged, on behalf of Brunner & Co., the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

(SEAL)

My commission expires: \_\_\_\_\_

BRUNNEMER & CO.,  
a North Carolina corporation

By: \_\_\_\_\_(SEAL)  
Print Name: H. Keith Brunner, Jr.  
Title: President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that H. Keith Brunner, Jr. personally came before me this day and acknowledged that he is President of Brunner & Co., a North Carolina corporation, and acknowledged, on behalf of Brunner & Co. the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

(SEAL)

My commission expires: \_\_\_\_\_



APS WATERMARK, LLC,  
a North Carolina limited liability company

By: \_\_\_\_\_ (SEAL)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that s/he is \_\_\_\_\_ of APS Watermark, LLC, a North Carolina limited liability company, and acknowledged, on behalf of APS Watermark, LLC the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

(SEAL)

My commission expires: \_\_\_\_\_