

WAKE COUNTY, NC 38
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/31/2024 12:27:35

BOOK:019625 PAGE:00111 - 00115

Prepared by: Lori P. Jones, Jordan Price, P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR 615 PEACE CONDOMINIUM

WAKE COUNTY

This First Amendment to Declaration of Condominium for 615 Peace Condominium (the "Declaration") is made this 28 day of May, 2024, by 615 Peace St, LLC, a North Carolina limited liability company ("Declarant").

WITNESSETH

WHEREAS, Declarant caused to be recorded that Declaration of Condominium for 615 Peace Condominium in Book 19426, Page 1325 of the Wake County Registry ("Declaration"); and

WHEREAS, at this time, Declarant is the owner of all Units within the Condominium and has the authority to amend the Declaration pursuant to Article VI and Article XIII of the Declaration; and

WHEREAS, Declarant desires to amend the Declaration as set forth below;

NOW, THEREFORE, Declarant hereby declares that the Declaration is amended as follows:

1. Section 1.22 of the Declaration is amended as follows:

"Plans" shall mean and refer to the plans and specifications for the Building and Condominium Property recorded in Condominium File 2023, Pages 131 through 139 in the Public

Registry, as amended in Condominium File 2024, Pages ~~132-139~~, and any further amendments thereto.

2. Section 5.2 of the Declaration is revised by adding the following new subsection (e):

- (e) Any vehicle charging station reserved for the exclusive use of a Unit.

3. Section 5.5 of the Declaration is revised by adding the following new subsections (h) and (i):

- (h) Maintenance, repair and replacement of privacy screens located between or at the end of private terraces; provided that privacy screens shared by adjacent Units shall be the responsibility of both Unit Owners, and the privacy screen located between the terrace of Unit 401 and the Amenity Area shown on the Plans shall be the responsibility of the Association. All other privacy screens dividing a Unit from the Common Elements shall be the responsibility of the Unit Owner to maintain.
- (i) Installation, maintenance, repair, replacement and other costs, including utilities, associated with any vehicle charging station reserved for the exclusive use of a Unit.

4. Exhibit B to the Declaration is deleted and inserted in lieu thereof is the attached new Exhibit B.

Except as herein amended, the Declaration is and shall remain in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, Declarant has hereunto caused this instrument to be executed by its Manager, as an act and deed of the Declarant this the 28 day of May, 2024.

615 PEACE ST, LLC

By: [Signature]
Manager

~~STATE OF~~ District of Columbia
~~COUNTY OF~~ District of Columbia

ACKNOWLEDGEMENT

I, Grace Takesuye, a Notary Public of the County and State aforesaid, certify that David Gorman of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature on the record presented is his/her signature and that he/she voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated and with full authority to do so.

Witness my hand and official stamp or seal, this 28 day of May, 2024.

[Signature]
Notary Public

Grace Takesuye
Printed Name

My Commission Expires:

6/30/27



EXHIBIT B**COMMON ELEMENTS INTEREST***

RETAIL UNIT			
Unit Number	Square Footage	Common Element Interest	Parking Space Allocation
110	2151	8.10	X
SECOND FLOOR UNITS			
Unit Number	Square Footage	Common Element Interest	Parking Space Allocation
201	1099	4.12	X
202	974	3.65	X
203	974	3.65	X
204	974	3.65	P-6
205	548	2.05	X
206	974	3.65	P-18
207	974	3.65	P-16
208	974	3.65	P-9
THIRD FLOOR UNITS			
Unit Number	Square Footage	Common Element Interest	Parking Space Allocation
301	1099	4.12	P-3
302	974	3.65	X
303	974	3.65	P-4
304	974	3.65	X
305	548	2.05	P-2
306	974	3.65	X
307	974	3.65	X
308	974	3.65	X
FOURTH FLOOR UNITS			
Unit Number	Square Footage	Common Element Interest	Parking Space Allocation
401	1348	5.05	P-15
402	1239	4.65	P-19
403	1239	4.65	P-8
404	1239	4.65	P-5
405	756	2.83	P-14
406	1239	4.65	X
407	1239	4.65	P-10
408	1239	4.65	P-11
TOTALS	26,671	100.02	

The street address for all Units is 615 Peace Street, Raleigh, NC.

* An "X" indicates that a parking space may still be assigned by Declarant to the Unit in question but has not been assigned as of the date of recording. If assigned, an updated Exhibit B will be recorded.



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Tammy L. Brunner
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ # of Pages