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STATE OF NORTH CAROLINA  
COUNTY OF WAKE

**CORRECTIVE AMENDMENT TO THE DECLARATION OF  
THE VILLAGE OF TROON AT KILDAIRE CONDOMINIUM**

This Corrective Amendment to The Declaration Of The Village of Troon at Kildaire Condominium (the “Amendment”) is made as of the day and year set forth in the notary acknowledgment herein, by **Troon at Kildaire Condominium Association Inc.**, a North Carolina Non-Profit Corporation (“Troon” or the “Condominium”) in accordance with and pursuant to that certain Declaration Of The Village Of Troon At Kildaire Condominium (the “Declaration”), dated July 9, 2001, and recorded in **Book 8992** at **Pages 2657-2693**, inclusive, in the Wake County Registry. The terms of the Declaration are incorporated herein by reference, and all terms given express definition in Article I of the Declaration, or elsewhere in the Declaration, shall, when used herein, have the same meaning given to them in the Declaration.

W I T N E S S E T H:

WHEREAS, Declarant recorded Supplementary Declarations to annex later developed phases to the Condominium which provided the total square footage of each Unit and reallocated the effective Percentage Interest for all Condominium Units, the latest of which to be so recorded being recorded in Book 11373, Page 569 and later corrected in Book 11564, Page 1784, Wake County Registry.

WHEREAS, the Board has determined that the stated square footage assigned to each unit by such Supplementary Declarations did not correctly calculate total square foot area assigned to each Condominium Unit in accordance with Section 2.6 of the Declaration; to wit any “basement square foot area” ought to have been offset by a “twelve and one-half percent (12.5%) multiplier before adding that to create the total square foot area for each Unit” (the “Basement Offset”).

WHEREAS, having recognized that the exhibits attached to such Supplementary Declarations made the technical error of overstating the square footage allotment assigned to certain Condominium Units, Troon has internally reapportioned such allotments and, at all times, collected dues according to a revised and corrected Unit Allocation allotments made according to the Basement Offset.

WHEREAS, Troon now desires to correct the recorded allocations for the Basement Offset and is permitted to amend the Declaration for the purpose of correcting technical or typographical errors pursuant to Section 13.3 (b) of the Declaration.

WHEREAS, the Board of Troon at Kildaire Condominium Association Inc., at a duly called meeting thereof, approved the instant correction of the aforementioned technical error and directed the President to execute appropriate documents to effect the same.

NOW, THEREFORE, Troon does hereby publish and declare the following:

Effective as of the date of this Amendment, the Square Footage Allocation and Percentage Interest of each Unit heretofore made a part of the condominium property is as set forth in Exhibit "B" attached hereto and incorporated herein by reference. Said Exhibit "B" shall amend the Exhibit "B" attached to the Declaration and the Exhibit "B" attached to each and every previously-recorded Supplementary Declaration or Amendment, and the Percentage Interests appurtenant to the Units in the Condominium shall be corrected and restated in compliance with Section 2.6 of the Declaration to those amounts shown on Exhibit "B" attached hereto, effective as of the date of this Amendment.

IN WITNESS WHEREOF, Troon at Kildaire Condominium Association has executed this Corrective Amendment, as of the day and year set forth in the notary acknowledgment herein.

**TROON AT KILDAIRE CONDOMINIUM ASSOCIATION, INC.,**  
a North Carolina Non-Profit Corporation

By: \_\_\_\_\_(Seal)  
Merrill Jackson, President

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STATE OF NORTH CAROLINA – WAKE COUNTY

I, \_\_\_\_\_, a Notary Public for the County and State aforesaid, hereby certify that Merrill Jackson, President of Troon at Kildaire Condominium Association, Inc., a North Carolina Non-Profit Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the \_\_\_\_\_ day of July, 2010.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

EXHIBIT B: PERCENT INTEREST CHART

[exhibit B is amended with each supplement, only the final version from amended phase 15 is shown below (but 5C and 5D are shown with the correct street name, it is incorrect in the declaration) (note that 20A is called Windsor but has the square footage of Edinburg)][As defined in Section 2.6 the square footage for each Windsor unit with a basement area has the basement area discounted by multiplying the basement area by twelve and one-half percent (12.5%)]

Bldg No.	Unit No. on Plans	Address	Model	Square Footage	Percent Interest
1	A	806 Coalburn Place	Ascot	2032	0.660049
1	B	804 Coalburn Place	Belmont	2143	0.696105
1	C	907 Calton Hill Court	Belmont	2143	0.696105
1	D	905 Calton Hill Court	Ascot	2032	0.660049
2	A	706 Carluke Court	Ascot	2032	0.660049
2	B	704 Carluke Court	Belmont	2143	0.696105
2	C	807 Coalburn Place	Belmont	2143	0.696105
2	D	805 Coalburn Place	Ascot	2032	0.660049
3	A	606 Rigside Place	Ascot	2032	0.660049
3	B	604 Rigside Place	Belmont	2143	0.696105
3	C	707 Carluke Court	Belmont	2143	0.696105
3	D	705 Carluke Court	Ascot	2032	0.660049
4	A	401 McKirkland Court	Ascot	2032	0.660049
4	B	403 McKirkland Court	Belmont	2143	0.696105
4	C	607 Rigside Place	Belmont	2143	0.696105
4	D	605 Rigside Place	Ascot	2032	0.660049
5	A	802 Coalburn Place	Ascot	2032	0.660049
5	B	800 Coalburn Place	Belmont	2143	0.696105
5	C	903 Calton Hill Court	Belmont	2143	0.696105
5	D	901 Calton Hill Court	Ascot	2032	0.660049
6	A	702 Carluke Court	Ascot	2032	0.660049
6	B	700 Carluke Court	Belmont	2143	0.696105
6	C	803 Coalburn Place	Belmont	2143	0.696105
6	D	801 Coalburn Place	Ascot	2032	0.660049
7	A	602 Rigside Place	Ascot	2032	0.660049
7	B	600 Rigside Place	Belmont	2143	0.696105
7	C	703 Carluke Court	Belmont	2143	0.696105

7 D	701 Carluke Court	Ascot	2032	0.660049
8 A	405 McKirkland Court	Ascot	2032	0.660049
8 B	407 McKirkland Court	Belmont	2143	0.696105
8 C	603 Rigside Place	Belmont	2143	0.696105
8 D	601 Rigside Place	Ascot	2032	0.660049
9 A	303 Troon Village Lane	Edinburg	2479	0.805247
9 B	305 Troon Village Lane	Edinburg	2479	0.805247
9 C	404 McKirkland Court	Edinburg	2479	0.805247
9 D	406 McKirkland Court	Edinburg	2479	0.805247
10 A	308 Troon Village Lane	Ascot	2032	0.660049
10 B	306 Troon Village Lane	Belmont	2143	0.696105
10 C	242 Baines Court	Belmont	2143	0.696105
10 D	244 Baines Court	Ascot	2032	0.660049
11 A	312 Troon Village Lane	Ascot	2032	0.660049
11 B	310 Troon Village Lane	Belmont	2143	0.696105
11 C	236 Baines Court	Belmont	2143	0.696105
11 D	238 Baines Court	Ascot	2032	0.660049
12 A	316 Troon Village Lane	Ascot	2032	0.660049
12 B	314 Troon Village Lane	Belmont	2143	0.696105
12 C	226 Baines Court	Belmont	2143	0.696105
12 D	228 Baines Court	Ascot	2032	0.660049
14 A	326 Troon Village Lane	Ascot	2032	0.660049
14 B	324 Troon Village Lane	Belmont	2143	0.696105
14 C	210 Baines Court	Belmont	2143	0.696105
14 D	212 Baines Court	Ascot	2032	0.660049
15 A	211 Baines Court	Ascot	2032	0.660049
15 B	213 Baines Court	Belmont	2143	0.696105
15 C	1005 Thistle Briar Place	Belmont	2143	0.696105
15 D	1003 Thistle Briar Place	Ascot	2032	0.660049
16 A	223 Baines Court	Ascot	2032	0.660049
16 B	225 Baines Court	Belmont	2143	0.696105
16 C	1000 Thistle Briar Place	Belmont	2143	0.696105
16 D	1002 Thistle Briar Place	Ascot	2032	0.660049

17	A	229 Baines Court	Windsor	2945	0.956616
17	B	227 Baines Court	Edinburg	2479	0.805247
17	C	233 Baines Court	Windsor	2945	0.956616
17	D	231 Baines Court	Edinburg	2479	0.805247
18	A	237 Baines Court	Windsor	2945	0.956616
18	B	235 Baines Court	Edinburg	2479	0.805247
18	C	507 McKirkland Court	Windsor	2945	0.956616
18	D	505 McKirkland Court	Edinburg	2479	0.805247
19	A	243 Baines Court	Ascot	2032	0.660049
19	B	245 Baines Court	Belmont	2143	0.696105
19	C	510 McKirkland Court	Belmont	2143	0.696105
19	D	512 McKirkland Court	Ascot	2032	0.660049
20	A	511 McKirkland Court	Windsor II	2479	0.805247
20	B	513 McKirkland Court	Edinburg	2479	0.805247
20	C	517 McKirkland Court	Windsor	2945	0.956616
20	D	515 McKirkland Court	Edinburg	2479	0.805247
21	A	521 McKirkland Court	Edinburg II	2665	0.865664
21	B	519 McKirkland Court	Edinburg	2479	0.805247
21	C	525 McKirkland Court	Edinburg II	2665	0.865664
21	D	523 McKirkland Court	Edinburg	2479	0.805247
22	A	529 McKirkland Court	Edinburg II	2665	0.865664
22	B	527 McKirkland Court	Edinburg	2479	0.805247
22	C	533 McKirkland Court	Edinburg II	2665	0.865664
22	D	531 McKirkland Court	Edinburg	2479	0.805247
23	A	536 McKirkland Court	Ascot	2032	0.660049
23	B	534 McKirkland Court	Ascot	2032	0.660049
24	A	532 McKirkland Court	Ascot	2032	0.660049
24	B	530 McKirkland Court	Ascot	2032	0.660049
25	A	1016 Thistle Briar Place	Windsor	2945	0.956616
25	B	1014 Thistle Briar Place	Edinburg	2479	0.805247
25	C	1012 Thistle Briar Place	Windsor	2945	0.956616
25	D	1010 Thistle Briar Place	Edinburg	2479	0.805247
26	A	1024 Thistle Briar Place	Windsor	2945	0.956616

26 B	1022 Thistle Briar Place	Edinburg	2479	0.805247
26 C	1020 Thistle Briar Place	Windsor	2945	0.956616
26 D	1018 Thistle Briar Place	Edinburg	2479	0.805247
27 A	2004 Clyde Bank Court	Windsor	2945	0.956616
27 B	2002 Clyde Bank Court	Edinburg	2479	0.805247
27 C	1028 Thistle Briar Place	Windsor	2945	0.956616
27 D	1026 Thistle Briar Place	Edinburg	2479	0.805247
28 A	1116 Thistle Briar Place	Windsor	2945	0.956616
28 B	1114 Thistle Briar Place	Edinburg	2479	0.805247
28 C	2007 Clyde Bank Court	Windsor	2945	0.956616
28 D	2005 Clyde Bank Court	Edinburg	2479	0.805247
29 A	1112 Thistle Briar Place	Ascot	2032	0.660049
29 B	1110 Thistle Briar Place	Belmont	2143	0.696105
29 C	2003 Clyde Bank Court	Belmont	2143	0.696105
29 D	2001 Clyde Bank Court	Ascot	2032	0.660049
30 A	3012 Leith Meadow Court	Edinburg II	2665	0.865664
30 B	3010 Leith Meadow Court	Edinburg	2479	0.805247
30 C	1117 Thistle Briar Place	Edinburg II	2665	0.865664
30 D	1115 Thistle Briar Place	Edinburg	2479	0.805247
31 A	3008 Leith Meadow Court	Ascot	2032	0.660049
31 B	3006 Leith Meadow Court	Belmont	2143	0.696105
31 C	1113 Thistle Briar Place	Belmont	2143	0.696105
31 D	1111 Thistle Briar Place	Ascot	2032	0.660049
32 A	3002 Leith Meadow Court	Ascot	2032	0.660049
32 B	3000 Leith Meadow Court	Belmont	2143	0.696105
32 C	1105 Thistle Briar Place	Belmont	2143	0.696105
32 D	1107 Thistle Briar Place	Ascot	2032	0.660049
33 A	1103 Thistle Briar Place	Ascot	2032	0.660049
33 B	1101 Thistle Briar Place	Ascot	2032	0.660049
34 A	1033 Thistle Briar Place	Ascot	2032	0.660049
34 B	1031 Thistle Briar Place	Ascot	2032	0.660049
35 A	1025 Thistle Briar Place	Ascot	2032	0.660049
35 B	1023 Thistle Briar Place	Belmont	2143	0.696105

35 C	1029 Thistle Briar Place	Belmont	2143	0.696105
35 D	1027 Thistle Briar Place	Ascot	2032	0.660049
36 A	1017 Thistle Briar Place	Ascot	2032	0.660049
36 B	1015 Thistle Briar Place	Belmont	2143	0.696105
36 C	1021 Thistle Briar Place	Belmont	2143	0.696105
36 D	1019 Thistle Briar Place	Ascot	2032	0.660049
37 A	1009 Thistle Briar Place	Ascot	2032	0.660049
37 B	1007 Thistle Briar Place	Belmont	2143	0.696105
37 C	1013 Thistle Briar Place	Belmont	2143	0.696105
37 D	1011 Thistle Briar Place	Ascot	2032	0.660049
		Total	307856	100.00%