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Fee Amt: \$26.00 Page 1 of 4
Workflow# 0000177164-0001
Buncombe County, NC
Drew Reisinger Register of Deeds

BK **5124** PG **358-361**

Return To:
John F. Ball, ✓
Manager
Clingman Lofts Condominium Owners Association, Inc.
12 ½ Wall Street
Suite D
Asheville, NC 28801

AMENDMENT TO THE DECLARATIONS

This is to certify that this amendment to the Declarations of the Clingman Lofts Condominium Owners Association, Inc., was duly approved by a majority of the undivided interests of the owner-members of the corporation and by a majority of the Board of Directors of the Association at a special meeting held on May 28, 2013, and through electronic means thereafter.

The purpose of the amendment was to clarify the procedures for leasing units. The amendment in its entirety follows:

Amends Article XII, Section 7 (d) Leasing of Units:

Clingman Lofts was established as an owner-occupied development and strictly limits the number of units allowed to be leased to four at any one time.

"Leasing" for the purposes of this Amendment to the Declaration is defined as a contractual agreement for the use of a residential unit entered into by the unit owner(s) and a person or persons not being a close relative of or listed on the deed for the unit. No leasing to business entities is permitted. Each owner of a unit intending to lease shall submit a copy of the most current Rules and Regulations for the condominium association signed by any proposed lessee, for approval by the Condominium Association through its Board of Directors. In addition, specific language must be included in any proposed lease stating that

lessee must abide by all Rules and Regulations currently in force. No changes or amendments to a lease are permitted following approval by the Board. Due to the limited number of permitted rental units, unit owners exercising their option to lease must inform the Board of Directors in a timely fashion when current leases expire or are renewed.

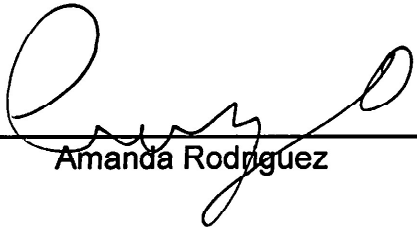
Owners must notify the Board of their desire to lease in order to be placed on a waiting list if all available leasing options have been exercised. When an opening for a lease based on the Declarations becomes available, the first person on the waiting list will be notified and will have thirty (30) days to exercise the option to lease. If the owner does not do so, the next owner on the waiting list will be notified and will have thirty (30) days to exercise an option to lease, and so forth. The rental option is not transferable and will terminate upon the transfer of ownership of a unit.

Current leases approved by the Board shall be honored according to the terms of the lease and any prior conditions on approval, but no owner currently exercising an option to lease nor any future owner doing so may lease his or her unit for a period to exceed three years, including any renewal options that may be contained in the lease.

The Board of Directors has the right to enact and implement policies regarding leasing which the Board of Directors feel are appropriate to protect the owners and preserve the integrity of Clingman Lofts and to encourage fairness and foster the goal of a stable community at Clingman Lofts.

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SIGNATURE PAGES FOLLOW**

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 7/15/13
Amanda Rodriguez Date

STATE OF NORTH CAROLINA

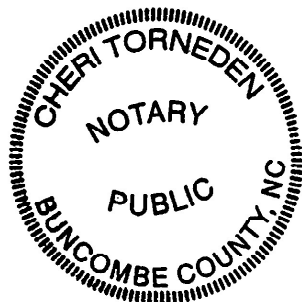
COUNTY OF BUNCOMBE

I, a Notary Public of the aforesaid State and County, certify that

Amanda Rodriguez

appeared before me this day and acknowledged that he/she is
President of the Clingman Lofts Condominium
Owners Association, Inc., a North Carolina corporation, and that he/she, as
President, being authorized to do so, executed
the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 15th day of July,
2013.



Cheri Torneden
Notary Public
Print Name: Cheri Torneden
My Commission Expires: 10/25/2015

William Arledge

7/10/13

William Arledge

Date

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, a Notary Public of the aforesaid State and County, certify that

William Arledge

appeared before me this day, and acknowledged that he/she is
Vice President/member of the Clingman Lofts Condominium
Owners Association, Inc., a North Carolina corporation, and that he/she, as
Vice President, being authorized to do so, executed
the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 10th day of July,
2013.

Kerry LaPierre

Notary Public

Print Name: Kerry LaPierre

My Commission Expires: Oct. 13, 2016

