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Prepared by and return to:
Vandevanter Black, LLP
P.O. Box 1042
Kitty Hawk, NC 27949

NORTH CAROLINA
DARE COUNTY

THIRD AMENDMENT TO CONDOMINIUM INSTRUMENTS
FOR BALLAST POINT VILLAS CONDOMINIUM

THIS THIRD AMENDMENT is made this 7th day of November, 2000, by ROANOKE PROPERTIES LIMITED PARTNERSHIP, a North Carolina limited partnership ("Declarant") of P.O. Box 1879, Manteo, NC 27954.

W I T N E S S E T H:

THAT WHEREAS, the Declarant has caused certain Condominium Instruments creating Ballast Point Villas Condominium in the Town of Manteo, Nags Head Township, Dare County, North Carolina, to be recorded on May 4, 1998, in Deed Book 1180 at page 68, and in Unit Ownership File 5, Slides 162, 163, 164, and 165, and recorded on January 28, 1999 in Book 1238, Page 639, in Deed Book 1271 at Page 799 and Plat Cabinet E, Slides 96 and 97 in the Office of the Register of Deeds of Dare County, North Carolina; and whereas, Section 47C-2-110 of the North Carolina Condominium Act and Article 3 of the Declaration of Condominium permit the Declarant to add specified numbers of Condominium Units to the Condominium from time to time within 20 years of the recordation of the Declaration; and whereas, the Declarant has complied with the provisions of Article 3 of the Declaration and Section 47C-2-110 of the North Carolina Condominium Act and wishes to amend the Declaration to add Building 14 consisting of twelve (12) additional Condominium Units and related Limited Common Elements to the Condominium as hereinafter provided.

NOW, THEREFORE, pursuant to and in compliance with Article 3 of the Declaration and Section 47C-2-110 of the North Carolina Condominium Act, the Declarant hereby amends the Declaration as follows:

1. Building 14, consisting of twelve (12) Condominium Unit Nos. 1411, 1412, 1413, 1414, , 1421, 1422, 1423, 1424, 1431, 1432, 1433 and 1434 and related Limited Common Elements, more particularly described on that Plat and Plans of Ballast Point Villas Condominium, Building 14, Phase 3, dated October 20, 2000 prepared by Bissell Professional Group and recorded in Unit Ownership File 5, Slides 229-230, Dare County Registry, which Plat and Plans are incorporated herein by reference, are hereby added to the Condominium.

2. Pursuant to Section 47C-2-107 of the North Carolina Condominium Act the respective interests of each Condominium Unit in the Common Elements of the Condominium, liability for Common Expenses, and Votes in the Association are set forth on the Schedule of Unit Information attached hereto as Exhibit A, which is incorporated herein by reference.

3. The additional certification required pursuant to Section 47C-2-109 of the North Carolina Condominium Act is a part of the said Plat and Plans of Ballast Point Villas Condominium, Building 14, Phase 3.

4. Except as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed, shall remain in full force and effect and shall apply to the Condominium Units and Limited Common Elements created hereby.



IN WITNESS WHEREOF, Roanoke Properties Limited Partnership, a North Carolina Limited Partnership, has caused this instrument to be executed pursuant to due authority, the day and year first above written.

ROANOKE PROPERTIES LIMITED PARTNERSHIP
a North Carolina Limited Partnership (SEAL)

BY: GLENN ELLIOTT FUTRELL, INC.,
ITS MANAGING GENERAL PARTNER (SEAL)

By: *Glenn E. Futrell*
Glenn E. Futrell, President

NORTH CAROLINA
DARE COUNTY

I, the undersigned Notary Public, do hereby certify that Glenn E. Futrell personally came before me this day and acknowledged that he is President of Glenn Elliott Futrell, Inc. a North Carolina Corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

WITNESS my hand and notarial stamp/seal, this the 9th day of November, 2000.



My commission expires: 2/21/03

NORTH CAROLINA
DARE COUNTY

The foregoing certificate of Beth A. Raymond, a notary public of Dare Co., NC, is certified to be correct.

BARBARA M. GRAY

Register of Deeds

By: *Andrew Y. Sillest*
Deputy/~~Asst.~~ Register of Deeds



EXHIBIT A

SCHEDULE OF UNIT INFORMATION

Location	Unit	Number Of Votes	Percentage (%) Interest in the Common Elements
Bldg. #12	1211	1	1.750
Bldg. #12	1212	1	1.750
Bldg. #12	1213	1	1.750
Bldg. #12	1214	1	1.750
Bldg. #12	1215	1	1.750
Bldg. #12	1216	1	1.750
Bldg. #12	1217	1	1.750
Bldg. #12	1218	1	1.750
Bldg. #12	1219	1	1.750
Bldg. #12	1220	1	1.750
Bldg. #12	1221	1	1.750
Bldg. #12	1222	1	1.750
Bldg. #12	1223	1	1.750
Bldg. #12	1224	1	1.750
Bldg. #12	1225	1	1.750
Bldg. #13	1311	1	1.750
Bldg. #13	1312	1	1.750
Bldg. #13	1313	1	1.750
Bldg. #13	1314	1	1.750
Bldg. #13	1315	1	1.750
Bldg. #13	1316	1	1.750
Bldg. #13	1317	1	1.750
Bldg. #13	1318	1	1.750
Bldg. #13	1319	1	1.750
Bldg. #13	1320	1	1.750
Bldg. #13	1321	1	1.750
Bldg. #13	1322	1	1.750
Bldg. #13	1323	1	1.750
Bldg. #13	1324	1	1.750
Bldg. #13	1325	1	1.750
Bldg. #14	1411	1	1.750
Bldg. #14	1412	1	1.750
Bldg. #14	1413	1	1.750
Bldg. #14	1414	1	1.750
Bldg. #14	1421	1	1.750
Bldg. #14	1422	1	1.750
Bldg. #14	1423	1	1.750
Bldg. #14	1424	1	1.750
Bldg. #14	1431	1	1.750
Bldg. #14	1432	1	1.750
Bldg. #14	1433	1	1.750
Bldg. #14	1434	1	1.750
Bldg. #15	1511	1	1.750
Bldg. #15	1512	1	1.750
Bldg. #15	1513	1	1.750
Bldg. #15	1514	1	1.750
Bldg. #15	1515	1	1.750
Bldg. #15	1516	1	1.750
Bldg. #15	1517	1	1.750
Bldg. #15	1518	1	1.750
Bldg. #15	1519	1	1.750
Bldg. #15	1520	1	1.750
Bldg. #15	1521	1	1.750
Bldg. #15	1522	1	1.750
Bldg. #15	1523	1	1.750
Bldg. #15	1524	1	1.750
Bldg. #15	1525	1	1.750