

See Amend. Declaration
DB 575 p 740

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AMENDED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS AMENDED DECLARATION, made this 21st day of February, 1986, by TABB LAKES, LTD., a Virginia corporation, hereinafter referred to as the "Declarant," amends the Declaration formerly filed in this matter, designated as "Declaration of Covenants, Conditions and Restrictions" dated January 10, 1985, and recorded March 6, 1985, in the Clerk's Office of the Circuit Court of the County of York, in Deed Book 412, page 262, with a correction to such Declaration, under same date, being recorded, at Deed Book 412, page 582, in the Clerk's Office aforesaid.

WITNESSETH:

WHEREAS, Declarant is the owner of a certain residential subdivision (the "Property") situate in the County of York, Virginia, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; and

WHEREAS, Declarant desires to provide for the orderly development of the Property and to provide a general plan therefor to insure the preservation of values and aesthetic character of the Property; and,

WHEREAS, Declarant will convey the Property, subject to certain protective covenants, conditions, restrictions, reservations, liens and charges as hereinafter set forth,

NOW, THEREFORE, Declarant hereby declares that all of the property shall be held, transferred, sold, conveyed, occupied and used subject to the following easements, restrictions, reservations, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Property. These easements, restrictions, reservations, covenants and conditions shall run with the Property and shall be binding on all parties having or acquiring

copy 3-14-86
Jones, Blechman, Haly & Kelly

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2600 Washington Avenue
Newport News, Va.

any right, title or interest in the Property or any part thereof, and shall inure to the benefit of each owner thereof.

ACCORDINGLY, your Declarant hereby adopts Articles I through VIII, inclusive, of the aforesaid Declaration and Corrected Declaration, to apply the same to the attached Exhibit "A", as if this document set out fully the content of said Declaration and Corrected Declaration.

IN WITNESS WHEREOF, Tabb Lakes, Ltd., has caused this instrument to be signed, this 21st day of February, 1986.

TABB LAKES, LTD.
BY: Cowles M. Spencer
PRESIDENT

State of Virginia
City of Poquoson, to wit:

I, Georganne Schira a Notary Public in and for the City and State aforesaid, whose commission expires on the 15th day of December, 1988, do hereby certify that COWLES M. SPENCER, President of Tabb Lakes, Ltd., a Virginia corporation, whose name is signed to the foregoing writing bearing date on the 21st day of February, 1986, has acknowledged the same before me in my City and State aforesaid.

Given under my hand this 25th day of February, 1986.

Georganne Schira
NOTARY PUBLIC

My commission expires:

12/15/88

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EXHIBIT "A"

All that certain piece or parcel of land situate, lying and being in the County of York, Virginia, known and designated as TABB LAKES SECTION TWO-A on that certain plat entitled, "TABB LAKES SECTION TWO-A COUNTY OF YORK, VIRGINIA," dated November 1, 1985, and made by The DeYoung-Johnson Group, Inc., Williamsburg, Virginia, and recorded on February 12, 1986, in the Clerk's Office of the Circuit Court for the County of York, Virginia, in Plat Book 10, pages 211 and 212, to which reference is here made.

VIRGINIA: County of York to-wit:

In the Clerk's Office of the Circuit Court for the County of York, the *27th* day of *February* 198*6*

This deed was presented with the Sheriff's fee annexed and admitted to record at *10:35* o'clock *P.M.*

Test: Edith M. *[Signature]* Clerk

By: *[Signature]* Deputy Clerk

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