

See Amended Declaration DB 555 p 740

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*See Amended Declaration
DB 553 p 740
DB 573 p 604*

*See Corrected Amended Declaration
DB 574 p 799*

BOOK 453 PAGE 128

THIS AMENDED DECLARATION, made this 2nd day of September, 1986, by TABB LAKES, LTD., a Virginia corporation, hereinafter referred to as the "Declarant," to amend 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 the same date, being recorded, at Deed Book 412, page 582, in the Clerk's Office aforesaid, and an Amended Declaration of Covenants, Conditions and Restrictions dated February 21, 1986, and recorded in Deed Book 435, page 69, 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,

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Phoebe Williams
James K. King
Patricia S. King

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 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 and Amended Declaration, with the exception of the fact that Article V, Section 3, shall be amended to read as follows:

Section 3. Basis and Maximum of Annual Assessments. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment imposed upon each Member shall be TWENTY DOLLARS (\$20.00) per Lot, except for Lots 161, 162, 163, 164, 165, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234 and 235, on which the maximum annual assessment imposed shall be FORTY DOLLARS (\$40.00) per Lot. The maximum annual assessment paid by Declarant for each Lot not containing an occupied dwelling shall be twenty-five percent (25%) of the maximum annual assessment paid by Members.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year by not more than the annual increase on a percentage basis in the National Consumer Price Index published by the

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U. S. Bureau of Labor Statistics without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above the amount specified in subparagraph (a) above by a vote of a majority of Members who are voting in person at a meeting duly called for this purpose.

(c) After consideration of current operating and maintenance costs and future needs of the Association, the Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

IN WITNESS WHEREOF, Tabb Lakes, Ltd. has caused this instrument to be executed this 2nd day of September, 1986.

TABB LAKES, LTD.

By: Cowles M. Spencer
President

STATE OF VIRGINIA

CITY OF Roanoke, to wit:

I, Georganne Schira, a Notary Public in and for the City and State aforesaid, whose commission expires on the 18th day of December, 1988, do hereby certify that Cowles M. Spencer, as President of TABB LAKES, LTD., whose name is signed to the foregoing writing bearing date on the 2nd day of September, 1986, has acknowledged the same before me in my City and State aforesaid.

Given under my hand this 2nd day of September, 1986.

Georganne Schira
Notary Public

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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-B on that certain plat entitled, "TABB LAKES SECTION TWO-B COUNTY OF YORK, VIRGINIA," dated May 2, 1986, and made by The DeYoung-Johnson Group, Inc., Williamsburg, Virginia, and recorded on the 4th day of September 1986, in the Clerk's Office of the Circuit Court for the County of York, Virginia, in Plat Book 10, pages 287 and 288, 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 11th day of Sept., 1986

This deed was presented with the certificate annexed and admitted to record at 3:11 PM

Teste: Edith M. Ellett, Clerk

By [Signature] Deputy Clerk

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