



**COMMUNITY  
ASSOCIATION**

BK 3611 PG 1593

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WASSON-HERRING  
 FROM: STEVE MITCHELL

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COURTHOUSE ESTATES**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, Made this 30th day of April, 1996, by COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE, a Virginia joint venture (hereinafter referred to as the "Declarant"), GRANTOR;

**WITNESSETH:**

WHEREAS, by that certain Declaration of Covenants, Conditions and Restrictions dated August 23, 1994, and recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia on in Deed Book 3452, at page 0069 (hereinafter referred to as the "Declaration"), Declarant did subject certain real property in the City of Virginia Beach, Virginia to the covenants, conditions and restrictions set forth in said Declaration, reference being hereby made to said Declaration for a more particular description thereof; it being the intent of the Declarant that the property subjected to said Declaration, whether described therein or included within the scope thereof in the future, shall be part of the community known as "COURTHOUSE ESTATES"; and

WHEREAS, Article IX, Section 9.07 of the Declaration provides, in part, that during the time Declarant owns any Lots, Declarant may make amendments to the Declaration to correct omissions or errors; and

WHEREAS, the Declarant continues to own Lots in Courthouse Estate; and now wants and desires to amend the Declaration to correct omissions therein;

NOW THEREFORE, pursuant to the rights reserved by Declarant in accordance with Article IX, Section 9.07 of the Declaration, Declarant does hereby amend Article V, Section 5.01 and Article V, Section 5.02 of the Declaration as follows:

1) Subparagraph a. of Section 5.01 is amended to provide as follows: "a. annual assessments or charges for the maintenance and operation of (i) Association Property, (ii) the green areas, and (iii) traffic control signage, all within the bounds of Courthouse Estate; ("Maintenance Assessments"); and"

2) Section 5.02 is amended to add as the last sentence of said Section the following: "The purpose of the Maintenance Assessment shall also be to fund the replacement of all traffic control signage within Courthouse Estates, as the same may be required by the appropriate official(s) of the City of Virginia Beach."

Except as amended by this Supplemental Declaration, all terms and provisions of the Declaration and the Amendments thereto, are hereby expressly ratified and confirmed by Declarant, and shall remain in full force and effect. The amendments contained herein shall be applicable to all of the property within Courthouse Estates, whether described in the Declaration or in any amendment thereto.

IN WITNESS WHEREOF, COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE, a Virginia joint venture, has caused this instrument to be executed in its name by its authorized joint venturers.

Condon Mackenzie & Will  
680 COLUMBUS LOOP  
VIRGINIA BEACH, VIRGINIA 23462

BK 3611 PG 1584

COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE  
a Virginia joint venture

By: Virginia Land Investment Associates No. 1,  
a Virginia limited partnership, Joint Venturer

By: Larasan Realty Corporation, a Virginia  
Corporation, Its General Partner

By: *Anthony J. Sancillo*  
Anthony J. Sancillo, President

By: Baymark Construction Corporation, a  
Virginia corporation, Joint Venturer

By: *Richard S. Foster*  
Richard S. Foster, President

COMMONWEALTH OF VIRGINIA  
CITY OF VIRGINIA BEACH, to-wit:

I, the undersigned, a Notary Public in and for the City and State  
aforesaid, do hereby certify that Anthony J. Sancillo, as President  
of Larasan Realty Corporation, a Virginia corporation, as General  
Partner of Virginia Land Investment Associates No. 1, a Virginia  
limited partnership, Joint Venturer of COURTHOUSE ESTATES  
ASSOCIATES, A JOINT VENTURE, a Virginia joint venture, whose name  
as such is signed to the foregoing writing, has acknowledged the  
same before me this 30<sup>th</sup> day of April, 1996.

*[Signature]*  
Notary Public

My Commission Expires: Oct 31, 1998

COMMONWEALTH OF VIRGINIA  
CITY OF VIRGINIA BEACH, to-wit:

I, the undersigned, a Notary Public in and for the City and State,  
do hereby certify that Richard S. Foster, as President of Baymark  
Construction Corporation, a Virginia corporation, as Joint Venturer  
of COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE, a Virginia joint  
venture, whose name as such is signed to the foregoing writing, has  
acknowledged the same before me this 30<sup>th</sup> day of April,  
1996.

*[Signature]*  
Notary Public

My Commission Expires: Oct 31, 1998

Caroline Markowitz  
& Will  
4000 COLUMBUS LOOP  
VIRGINIA BEACH, VIRGINIA 23462

RECORDED WITH  
CERTIFICATE ANNEXED

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