



**COMMUNITY
ASSOCIATION**

THIS DECLARATION OF EASEMENTS, made this 15th day of August, 1997, by COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE, a Virginia joint venture, (the "Declarant"), GRANTOR for the purposes of indexing, party of the first part; and HOWARD R. SYKES, JR., and PRINCESS ANNE SERVICE CORPORATION, a Virginia corporation, TRUSTEES, hereinafter referred to as "Trustees", GRANTORS for purposes of indexing, parties of the second part; VIRGINIA LAND INVESTMENT ASSOCIATES NO. 1, a Virginia limited partnership, and FIRST COASTAL BANK (FORMERLY VIRGINIA BEACH FEDERAL SAVINGS BANK), hereinafter referred to as "Noteholders", GRANTORS for purposes of indexing, parties of the third part. Also index in the name of COURTHOUSE ESTATES COMMUNITY ASSOCIATION, INC., a Virginia non-stock, non-profit corporation, (the "Association"), GRANTOR for the purposes of indexing, party of the fourth part.

WITNESSETH:

WHEREAS, the Declarant is the owner in fee simple of certain real property (the "Property") situate in the City of Virginia Beach, Virginia, and more particularly described as follows:

ALL THOSE CERTAIN lots, pieces or parcels of land, with the building and improvements thereon and the appurtenances thereunto belonging, situate, lying and being in the City of Virginia Beach, Virginia, and being known, numbered and designated as Lots 1 through 9, both inclusive, and Common Area 22, as shown on that certain plat entitled "SUBDIVISION OF PARCELS 2B & 2C-2, COURTHOUSE ESTATES, PHASE 3A, SECTION M-7, REF.: M.B. 260, P. 15, AUGUST 12, 1997, PRINCESS ANNE BOROUGH - VIRGINIA BEACH, VIRGINIA", which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Map Book 262, at pages 92 through 98, inclusive.

WHEREAS, the Declarant wishes to create perpetual landscape easements upon the aforesaid Property shown on the subdivision plat referenced above, which easements shall be for the purpose of the installation and maintenance of decorative fencing and landscaping along Currituck Drive, Beaden Drive and Common Area 21 as said rights-of-way and Common Area abut said Property.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the Declarant and to the future owners of the Property hereinabove described, the Declarant does hereby declare, create and establish perpetual landscape easements six (6) feet in width adjacent to Currituck Drive, Beaden Drive and Common Area 21, over and across the aforesaid Property in the locations shown on said plat, and for the purposes set forth in this document.

The Declarant and all future owners of the aforesaid Property shall use the rights granted by this instrument with due regard for the rights of the others and their use of such easements, shall use the easement areas for decorative fencing and landscaping only, and shall not erect any structures within the easement areas.

The easements hereinabove granted shall run with the land and shall be for the benefit and use of the owners of the aforesaid Property, their heirs, successors and assigns, and to the benefit and use of the Declarant and the Association and the successors and assigns thereof.

The Association joins in this instrument to evidence its consent to the establishment of the easements contained herein. It is the intent of the Declarant and the Association that the Association will maintain the decorative fencing and landscaping within the easement areas in the exercise of its power and authority as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Courthouse Estates dated August 23, 1994 and recorded in said Clerk's Office in Deed Book 3452, at Page 0069.

The Trustees, and each of them, join in the execution of this instrument to release the easements from the applicable deeds of trust securing indebtednesses to the Noteholders, and for no other purpose. The Noteholders, and each of them, join in the execution of this instrument to evidence their consent to the joinder herein of the Trustees and to authorize the Trustees' execution hereof, and for no other purpose.

WITNESS the following signatures and seals and IN WITNESS WHEREOF, Courthouse Estates Associates, A Joint Venture, a Virginia joint venture, and Courthouse Estates Community Association, Inc., a Virginia non-stock, non-profit corporation, have caused this instrument to be executed by duly authorized joint venturers and corporate officer.

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. Sancilio
Anthony J. Sancilio, President

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

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

APPROVED AS TO CONTENTS

Ray Turner 2
Planning/DSC
DE

ansolvo, Markowitz
& Webb
4560 COLUMBUS LOOP
VIRGINIA BEACH, VIRGINIA 23462

COURTHOUSE ESTATES COMMUNITY ASSOCIATION, INC.

By: [Signature]
Lawrence A. Sancilio, President

[Signature] (SEAL)
Howard R. Sykes, Jr., Trustee for Virginia
Land Investment Associates No. 1, a Virginia
limited partnership

PRINCESS ANNE SERVICE CORPORATION, Trustee for
First Coastal Bank (formerly Virginia Beach Federal
Savings Bank)

By: [Signature]
Its: Authorized Agent

VIRGINIA LAND INVESTMENT ASSOCIATES NO. 1,
a Virginia limited partnership (Noteholder)

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

By: [Signature]
Anthony J. Sancilio, President

FIRST COASTAL BANK (Noteholder)

By: [Signature]
Its: Credit Vice President

Consovo, Markowitz
& Webb
4560 COLUMBUS LOOP
VIRGINIA BEACH VIRGINIA 23462

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. Sancilio, 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 13th day of October, 1997.

Robin C. Hirsch
Notary Public

My Commission Expires: 7-31-99

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 1st day of October, 1997.

Janice J. Foster
Notary Public

My Commission Expires: July 31, 2000

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 Lawrence A. Sancilio, as President of Courthouse Estates Community Association, Inc., a Virginia non-stock, non-profit corporation, whose name as such is signed to the foregoing writing, has acknowledged the same before me this 13th day of October, 1997.

Robin C. Hirsch
Notary Public

My Commission Expires: 7-31-99

² *consul. Markowitz & Webb*
4560 COLUMBUS LOOP
VIRGINIA BEACH, VIRGINIA 23462

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

The foregoing instrument was acknowledged before me in my City and State aforesaid this 2nd day of October, 1997 by Howard R. Sykes, Jr., Trustee for Virginia Land Investment Associates No. 1, a Virginia limited partnership, on behalf thereof.

Lisa B. West
Notary Public

My Commission Expires: 6-30-2000

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

The foregoing instrument was acknowledged before me in my City and State aforesaid this 3rd day of October, 1997 by John J. Adelstein as the Authorized agent of Princess Anne Service Corporation, a Virginia corporation, Trustee for First Coastal Bank, on behalf thereof.

Conan Smith
Notary Public

My Commission Expires: 2/28/98

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

The foregoing instrument was acknowledged before me in my City and State aforesaid this 12th day of October 1997 by Anthony J. Sancilio as the President of Larasan Realty Corporation, a Virginia corporation, as General Partner of Virginia Land Investment Associates No. 1, a Virginia limited partnership, Noteholder, on behalf thereof.

Robin Calross
Notary Public

My Commission Expires: 7-31-99

Consolo, Markowitz
& Webb
4560 COLUMBUS LOOP
VIRGINIA BEACH, VIRGINIA 23462

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

The foregoing instrument was acknowledged before me in my City and State aforesaid this 3rd day of October 1997 by John M. Keddell as the Executive Vice President of First Coastal Bank (formerly Virginia Beach Federal Savings Bank), Noteholder, on behalf thereof.

Conn. D. Webb

Notary Public

My Commission Expires: 2/28/98

Consolo, Markowitz
& Webb
4560 COLUMBUS LOOP
VIRGINIA BEACH VIRGINIA 23462

LOT	GPIN	LOT	GPIN
1	1493-36-8047	42	1493-46-6511
2	1493-36-7074	43	1493-46-5530
3	1493-36-7012	44	1493-46-4467
4	1493-35-6978	45	1493-46-4440
5	1493-35-6916	46	1493-46-4343
6	1493-35-5963	47	1493-46-4227
7	1493-35-4991	48	1493-46-4201
8	1493-35-4856	49	1493-46-3184
9	1493-35-4748	50	1493-46-3119
10	1493-35-4783	51	1493-46-2261
11	1493-35-5617	52	1493-46-0065
12	1493-35-5642	53	1493-46-1110
13	1493-35-5577	54	1493-46-1097
14	1493-35-6501	55	1493-46-2044
15	1493-35-6447	56	1493-46-3011
16	1493-35-6461	57	1493-45-2932
17	1493-35-7323	58	1493-45-1957
18	1493-35-8313	59	1493-45-0984
19	1493-35-8379	60	1493-45-0817
20	1493-35-9413	61	1493-45-0758
21	1493-35-9467	62	1493-35-9771
22	1493-45-0511	63	1493-35-9737
23	1493-45-0555	64	1493-35-8892
24	1493-45-0690	65	1493-35-8849
25	1493-45-1634	66	1493-35-9912
26	1493-45-1687	67	1493-35-9966
27	1493-45-2741	68	1493-35-7804
28	1493-45-2794	69	1493-35-7748
29	1493-45-3738	70	1493-35-7773
30	1493-45-3873	71	1493-35-8617
31	1493-45-4817	72	1493-35-8662
32	1493-45-4953	73	1493-35-7576
33	1493-45-4988	74	1493-35-7613
34	1493-46-5014	75	1493-35-6679
35	1493-46-5049	76	1493-35-6737
36	1493-46-5164	COMMON AREA M-7A	
37	1493-46-5290	1493-46-0011	
38	1493-46-6215	COMMON AREA 21	
39	1493-46-6331	1493-35-3866	
40	1493-46-6367	COMMON AREA 22	
41	1493-46-6476	1493-46-1388	

RECORDED WITH
CERTIFICATE ANNEXED

97 OCT 27 AM 8: 32

558.1-802 TARENDA P
VIRGINIA BEACH, VA.
TESTE: *Robert J. ...*
CLERK OF COURT