



**COMMUNITY
ASSOCIATION**

032561

BK 3961 PG 04 F5

PREPARATION BY CONSOLVO, MARKOWITZ & WEBB, ATTORNEYS AT LAW

THIS DECLARATION OF EASEMENTS, made this 17th day of August, 1998, 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 13, both inclusive, and Lots 32 through 40, both inclusive, as shown on that certain plat entitled "SUBDIVISION OF PARCELS 2B & 2C-2, COURTHOUSE ESTATES, PHASE 4A, SECTION M-6. REF.: M.B. 260, P. 15, JUNE 11, 1998, -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 270, at pages 23 through 28, 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, Barbour Drive, future West Neck Parkway and future Sumter Drive as said rights-of-way abut said Property.

NOW, THEREFORE, in consideration of the mutual benefit 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, Barbour Drive, future West Neck Parkway and future Sumter Drive, over and across the aforesaid Property in the locations shown on said plat, and for the purposes set forth in this document.

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

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.
SEE GPIN SCHEDULE ATTACHED

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. Sancio
Anthony J. Sancio, President

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

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

Conselva, 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: VICE PRESIDENCY

Consolo, 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 21st day of August, 1998.

Robin Wilson
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 21st day of August, 1998.

Cynthia Sue Brunson
Notary Public

My Commission Expires: June 30, 1999

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 21st day of August, 1998.

Cynthia Sue Brunson
Notary Public

Consuelo Markowitz
& Webb
4560 COLUMBUS LOOP
VIRGINIA BEACH VIRGINIA 23462

My Commission Expires: June 30, 1999

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

The foregoing instrument was acknowledged before me in my City and State aforesaid this 26th day of August, 1998 by Howard R. Sykes, Jr., Trustee for Virginia Land Investment Associates No. 1, a Virginia limited partnership, on behalf thereof.

Lisa B. Truette
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 2nd day of September, 1998 by John M. Reddcliff as the AUTHORIZED AGENT of Princess Anne Service Corporation, a Virginia corporation, Trustee for First Coastal Bank, on behalf thereof.

Michelle M. Mason
Notary Public

My Commission Expires: Sept. 30, 2001.

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

The foregoing instrument was acknowledged before me in my City and State aforesaid this 26 day of August, 1998 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.

Robyn G. Giesse
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 2nd day of September, 1998 by RONALD S. Spadafora as the Vice President of First Coastal Bank (formerly Virginia Beach Federal Savings Bank), Noteholder, on behalf thereof.

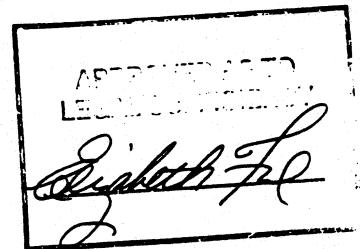
Muri M. Mason

Notary Public

My Commission Expires:

Sept. 30, 2001.

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



LOT	GPIN	LOT	GPIN
1	1493-25-8521	44	1493-35-2255
2	1493-25-8596	45	1493-35-1195
3	1493-25-9651	46	1493-35-1243
4	1493-35-0615	47	1493-35-1300
5	1493-35-0699	48	1493-35-0357
6	1493-35-1685	49	1493-35-0406
7	1493-35-2528	50	1493-25-9304
8	1493-35-2571	51	1493-25-9247
9	1493-35-3415	52	1493-25-9281
10	1493-35-3358	53	1493-35-0124
11	1493-35-3383	54	1493-35-0077
12	1493-35-4236	55	1493-25-9082
13	1493-35-4187	56	1493-25-9049
14	1493-35-4019	57	1493-25-9106
15	1493-35-3044	58	1493-25-8262
16	1493-35-2080	59	1493-25-8229
17	1493-34-2927	60	1493-25-6282
18	1493-34-1952	61	1493-25-7124
19	1493-34-0898	62	1493-25-7078
20	1493-34-0834	63	1493-25-8012
21	1493-24-9861	64	1493-24-8963
22	1493-24-8797	65	1493-24-7960
23	1493-24-8714	66	1493-24-7918
24	1493-24-7742	67	1493-25-6074
25	1493-24-6679	68	1493-25-6130
26	1493-24-5686	69	1493-25-5188
27	1493-24-3678	70	1493-25-4079
28	1493-24-3735	71	1493-25-5021
29	1493-24-2881	72	1493-24-5963
30	1493-24-2826	73	1493-24-6825
31	1493-24-1942	74	1493-24-5719
32	1493-25-1053	75	1493-24-4867
33	1493-25-2048	76	1493-24-4924
34	1493-25-3104	77	1493-25-3081
35	1493-25-3240		
36	1493-25-3296		
37	1493-25-4360		
38	1493-25-5342		
39	1493-25-6306		
40	1493-25-6480		
41	1493-35-1417		
42	1493-35-1369		

COMMON AREA 23
1493-35-1756

COMMON AREA 24
1493-24-5611

COMMON AREA 25
1493-25-3351

COMMON AREA M-6-A

RECORDED WITH
CERTIFICATE AND
58 OCT -6 AM
581-802 TAX DEPT.
VIRGINIA BEACH, VA
TESTE: *[Signature]*
CI FOR