



**COMMUNITY  
ASSOCIATION**

067990

BK4019PG0613

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANCASTER OF COURTHOUSE ESTATES

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANCASTER OF COURTHOUSE ESTATES, Made this 26th day of October, 1998, 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 for Lancaster of Courthouse Estates dated August 17, 1998, and recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia on in Deed Book 3961, a page 0360 (hereinafter referred to as the "Declaration"), [as amended by that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Lancaster of Courthouse Estates dated October 22, 1998, and recorded in said Clerk's Office (hereinafter referred to as the "Supplemental Declaration")] Declarant did subject certain real property, described in Exhibit A appended thereto, situate, lying and being 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 of said covenants, conditions and restrictions; 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 a part of the village known as "LANCASTER OF COURTHOUSE ESTATES" in the residential community known as "COURTHOUSE ESTATES"; and

WHEREAS, Article II, Section 2.03 of the Declaration, as set forth in the Supplemental Declaration, provides that Declarant may bring within the scope of the Declaration all of the real property described in the Supplemental Declaration, all subject to the terms and provisions thereof; and

WHEREAS, the Declarant now wants and desires to bring the real property described in the Supplemental Declaration (hereinafter the "Additional Property") within the scope of the Declaration declaring and making said Declaration applicable to the property described in the Supplemental Declaration, and more particularly described as Lots 65 through 84, both inclusive, as shown on the certain plat entitled "SUBDIVISION OF PARCELS 2B & 2C-2, COURTHOUSE ESTATES, PHASE 4A, SECTION M-6A, REF.: M.B. 260, P. 15, OCTOBER 1, 1998, VIRGINIA BEACH, VIRGINIA", duly recorded in the aforesaid Clerk's Office in Map Book 203, at Pages 87 through 90 (the "Additional Property");

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

NOW THEREFORE, pursuant to the rights reserved by Declarant and in accordance with Article II, Section 2.03 of the Declaration as set forth in the Supplemental Declaration, Declarant, the owner in fee simple of the Additional Property described aforesaid, do

hereby amend the Declaration to add to the scope of the Declaration and to make said Declaration fully and completely applicable in all respects to the Additional Property, all as more particularly set forth below:

1) THE ADDITIONAL PROPERTY SUBMITTED TO THE DECLARATION: The real property described herein as the Additional Property is hereby included within the scope of the Declaration as a part of the village known as "LANCASTER OF COURTHOUSE ESTATES" in the residential community known as "COURTHOUSE ESTATES".

2) REALLOCATION OF VOTES: Recordation of this instrument shall increase the number of lots in LANCASTER OF COURTHOUSE ESTATES (as defined in the Declaration) from seventy-seven (77) to ninety-seven (97) and the number of votes in Lancaster of Courthouse Estates Community Association, Inc. (the "Association" as defined in the Declaration) shall also be increased to correspond to the number of lots, all as more fully set forth in said Declaration.

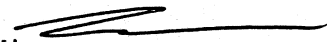
3) CONFIRMATION OF DECLARATION: Except as modified by this Amendment, all terms and provisions of the Declaration and the Supplemental Declaration are hereby expressly ratified and confirmed by Declarant, and shall remain in full force and effect and shall henceforth be applicable to the Additional Property.

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.

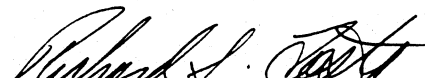
COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE  
a Virginia joint venture

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

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

By:   
Lawrence A. Sancilio, President

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

By:   
Richard S. Foster, President

*Consulco, 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 Lawrence A. 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 3rd day of November, 1998.

Sue E. Kuebel  
Notary Public

My Commission Expires: October 30, 2002

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 Baymar Construction Corporation, a Virginia corporation, as Joint Venture 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 3rd day of November 1998.

Cynthia Sue Byrum  
Notary Public

My Commission Expires: June 30, 1999

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& Webb  
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VIRGINIA BEACH VIRGINIA 23462

RECORDED WITH  
CERTIFICATE ANNEXED

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