



**COMMUNITY
ASSOCIATION**

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

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANCASTER OF COURTHOUSE ESTATES, Made this 22nd 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, at page 0360 (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 village known as "LANCASTER OF COURTHOUSE ESTATES" in 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 Lancaster of Courthouse Estates and now wants and desires to amend the Declaration to correct an omission 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 II of the Declaration to add Section 2.03 as follows:

"Section 2.03. Additional Property. Other lands (the "Additional Property") in addition to the lands described in Exhibit A, may become subject to this Declaration in the following manner: The Declarant may, without the consent of Lot Owners, within seven (7) years of the date of recording of this Declaration, bring within the scope of this Declaration the land briefly described as Lots 65 through 84, both inclusive, on the certain plat entitled, or to be entitled, 'Subdivision of Parcel 2B & 2C-2, Courthouse Estates, Phase 4A, Section M-6A, REF: M.F. 260, P. 15, October 16, 1998, Virginia Beach, Virginia' recorded or to be recorded, in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia. Such additional lands shall be added to this Declaration by the recording of a supplemental declaration which shall extend the scope of the covenants and restrictions of this Declaration to such Additional Property and thereby subject to such Additional Property and the owners of such lands to assessments for their fair share of the expenses of the Association. The supplemental declaration may also contain such complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the Additional Property and as are not inconsistent with the provisions of the Declaration. Any buildings or other improvements on such Additional

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Property or to be constructed on such Additional Property must be harmonious in style to those improvements on lands initially covered by this Declaration."

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

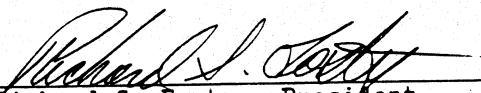
COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE
a Virginia joint venture

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

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

I, the undersigned, a Notary Public in and for the City and State of Virginia, aforesaid, do hereby certify that Lawrence A. Sancilio, a President of Larasan Realty Corporation, a Virginia corporation, a 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 23rd day of October, 1998.

*Consolvo, Markowitz
& Webb*
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VIRGINIA BEACH VIRGINIA 23462


Sue O. Keibel
Notary Public

My Commission Expires: 0230, 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 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 22nd day of October, 1998.

Cynthia Sue Burson
Notary Public

My Commission Expires: June 30, 1999

*Consuelo Markowitz
& Webb*
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RECORDED WITH
CERTIFICATE ANNEX

98 OCT 27 AM 9: 06

\$58.1-802 TAXES PAID
VIRGINIA BEACH, VA.

TESTE: Richard Foster
CLERK CIRCUIT COURT