



**COMMUNITY
ASSOCIATION**

THIS DECLARATION OF EASEMENTS, made this 25th day of February, 1999, 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 26 through 30, both inclusive, and Lots 54, 55, 57, 58 and 59, as shown on that certain plat entitled "SUBDIVISION OF PARCELS 2B, 2C-1, & 2C-2, COURTHOUSE ESTATES, PHASE 4, SECTION L-2, REF: M.B. 260, P. 15, JANUARY 7, 1999, 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 275, at pages 33 through 37, 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 Sumter Drive and Marengo Drive as said rights-of-way 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 Sumter Drive and Marengo 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.

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.

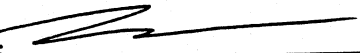
The Trustees, and each of them, join in the execution of this instrument to release the easements from the applicable deeds of trust securing indebtednesses to the Noteholders, and for no other purpose. The Noteholders, and each of them, join in the execution of this instrument to evidence their consent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

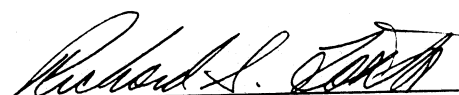
COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE
a Virginia joint venture

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

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

By: 
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 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 26 day of February, 1999.

Sue E Kubel

Notary Public

My Commission Expires:

Oct 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 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 25th day of February, 1999.

Cynthia Sue Byrum

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 26 day of February, 1999.

Sue E Kubel

Notary Public

My Commission Expires:

Oct 30, 2002

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

The foregoing instrument was acknowledged before me in my City and State aforesaid this 15 day of March, 1999 by Howard R. Sykes, Jr., Trustee for Virginia Land Investment Associates No. 1, a Virginia limited partnership, on behalf thereof.

Lisa B. Tupper

Notary Public

My Commission Expires:

10-30-2000

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 March, 1999 by John M. Redacliffe 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:

9/30/2001

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 February, 1999 by Lawrence A. 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.

Sue E. Kuntel

Notary Public

My Commission Expires:

Oct 30, 2002

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 March, 1999 by RONALD J. SPADAFOLA as the VICE PRESIDENT of First Coastal Bank (formerly Virginia Beach Federal Savings Bank), Noteholder, on behalf thereof.

Michelle M. Mason

Notary Public

My Commission Expires: 9/30/2001

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

RECORDED WITH
CERTIFICATE ANNEXED

99 MAR 18 PM 4: 04

§58.1-801
VIRGINIA BEACH, VA
TESTE: *[Signature]*
CLERK OF COURT