Courthouse Estates

COMMUNITY ASSOCIATION

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

THIS FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, Made this 3rd day of March, 1999, 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 dated August 23, 1994, and recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia on in Deed Book 3452, at page 0069 (hereinafter referred to as the "Declaration"), Declarant did subject certain real property described in Exhibit B 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 residential community known as "COURTHOUSE ESTATES"; and

WHEREAS, Article II, Section 2.02 of the Declaration provides that Declarant may bring within the scope of the Declaration all or a portion of the real property described in Exhibits A and appended thereto, all subject to the terms and provisions thereof and

WHEREAS, the Declarant now wants and desires to bring certain other real property (hereinafter the "Additional Property") within the scope of the Declaration by declaring and making said Declaration applicable to certain land(s), which are portions of the property described in Exhibit A of the Declaration, and more particularly described as Lots 1 through 25, both inclusive, as shown on that certain plat entitled "SUBDIVISION OF PARCELS 2B, 2C-1, & 2C-2, COURTHOUSE ESTATES, PHASE 4, SECTION L-1, REF: M.B. 260 P. 15, OCTOBER 16, 1998, VIRGINIA BEACH, VIRGINIA", duly recorded in the aforesaid Clerk's Office in Map Book 275, at Pages 3 through 42 (the "Additional Property");

NOW THEREFORE, pursuant to the rights reserved by Declarant and in accordance with Article II, Section 2.02 of the Declaration Declarant, the owner in fee simple of the Additional Property described aforesaid, does hereby amend the Declaration to add 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 residential community known as "COURTHOUSE ESTATES".

Consolvo, Markowitz & Webb
4560 Columbus Loop
Virginia Beach, Virginia 23462

2) **REALLOCATION OF VOTES:** Recordation of this instrument shall increase the number of lots in COURTHOUSE ESTATES (as defined in the Declaration) from one thousand fifty-five (1,055) to one thousand eighty (1,080) and the number of votes in 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) ADDITIONAL PROPERTY: The right to further expand the scope of the Declaration by adding thereto all, a portion, or portions of the remaining additional property described in Exhibits A and C of the Declaration is hereby expressly reserved by Declarant.

4) CONFIRMATION OF DECLARATION: Except as modified by this Amendment, all terms and provisions of the 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

Consolvo, 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 4th day of March, 1999.

Sue E. Kerbel
Notary Public

My Commission Expires: Oct 30, 2003

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 4th day of March, 1999.

Cynthia Sue Bynum
Notary Public

My Commission Expires: June 30, 1999

Consolvo, Markowitz & Webb
4560 Columbus Loop
Virginia Beach, Virginia 23462

RECORDED WITH
CERTIFICATE ANNEXED
99 MAR 18 PM 4:05
§58.1-802 TAX STAMP
VIRGINIA BEACH, VA.
TESTE: CLERK CIRCUIT COURT