

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

551.1

THIS DECLARATION, made on the date hereinafter set forth by Long Signature Homes, Inc., a Virginia corporation, hereinafter referred to as "Declarant", successor to Long Homes of Virginia, Inc.

W I T N E S S E T H

WHEREAS, Declarant is the owner of certain property in Spotsylvania County, State of Virginia, which is more particularly described on the legal description attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, Declarant hereby declares that all of the Property described on Exhibit "A" hereto shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the Property described on Exhibit "A" hereto, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I

Definitions

Section 1. "Association" shall mean and refer to Fox Meadows Homeowners Association, Inc., a non-stock, non-profit corporation, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Property" shall mean and refer to that certain real property described on Exhibit "A" hereto, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned or to be owned by the Association for the common use and enjoyment of the Owners.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat of the Property with the exception of the Common Areas.

13601 Office Place
Woodbridge Va

Section 6. "Declarant" shall mean and refer to Long Signature Homes, Inc., a Virginia corporation, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development, but only to the extent that any of the rights, reservation, easements, interests, exemptions, privileges and powers of the Declarant are specifically assigned or transferred to such successors or assigns.

Section 7. "Mortgagee" shall mean the holder of any recorded mortgage, or the party secured or beneficiary of any recorded deed of trust, encumbering one or more of the Lots. "Mortgage," as used herein, shall include deeds of trust. "First Mortgage," as used herein, shall mean a mortgage with priority over other mortgages. As used in this Declaration, the term "Mortgagee" shall mean any mortgagee and shall not be limited to institutional mortgagees. As used in this Declaration, the term "institutional mortgagee" or "institutional holder" shall include banks, trust companies, insurance companies, mortgage insurance companies, savings and loan associations, trusts, mutual savings banks, credit unions, pension funds, mortgage companies, Federal National Mortgage Association ("FNMA"), Federal Home Loan Mortgage Corporation ("FHLMC"), all corporations and any agency or department of the United States Government or of any state or municipal government. As used in this Declaration, the term "holder" or "mortgagee" shall include the parties secured by any deed of trust or any beneficiary thereof.

Section 8. "Participating Builder" shall mean and refer to a person (a) designated in writing by the Declarant as a Participating Builder, and (b) owning more than one Lot on which it is constructing dwelling units for sale to Owners.

Section 9. "Person" shall mean and refer to any individual, corporation, joint venture, partnership, association, joint stock company, trust, unincorporated organization or government or any agency or political subdivision thereof or any other separate legal entity.

ARTICLE II

Property Rights

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area, including an easement for the use and enjoyment of the private streets and parking lots and walkways within the Common Area, which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to suspend the voting rights of an Owner for any period during which an assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for an infraction of its published rules and regulations;

(b) The right of the Association to dedicate or transfer all or any part of the common areas or community facilities to any public or municipal agency, authority or utility for purposes consistent with the purpose of this Declaration and subject to such conditions as may be agreed to by the members and further subject to the then existing laws and applicable ordinances; provided, however, that no such dedication or transfer or determination as to the purposes or as to the conditions thereof, shall be effective unless two-thirds (2/3) of each class of the then voting members of the Association consent to such dedication, transfer, purpose and conditions, at any special meeting of the members duly called for such purpose.

(c) The right of the Association to establish uniform rules and regulations pertaining to the use of the Common Area and the facilities thereon;

(d) The right of the Declarant (and its sales agents and representatives) to the non-exclusive use of the Common Area for display and exhibit purposes, which right Declarant hereby reserves, provided, however, that such use shall not be for a period of more than ten (10) years after the conveyance of the Common Area to the Association, or the sale of all the residential Lots within the Properties, whichever is the earlier; provided, further, that no such use by Declarant or its sales agents or representatives shall otherwise restrict the members in their use and enjoyment of the Common Area or facilities thereon;

(e) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility which may be situated on the Common Area.

(f) The right of the individual owners to the exclusive use of parking spaces as provided in this Article.

(g) The right of the Association, acting by and through its Board of Directors, to grant licenses, rights of way and easements for access or for the construction, reconstruction, maintenance and repair of any utility lines or appurtenances, whether public or private, to any municipal agency, public utility, the Declarant or any other person; provided, however, that no such licenses, rights of way or easements shall be unreasonably and permanently inconsistent with the rights of the members to the use and enjoyment of the common areas and community facilities; and

(h) The right of the Association, acting by and through its Board of Directors, to enter into agreements whereby the Association acquires leaseholds, membership or other possessory or use interests in real or personal property for the purpose of promoting the enjoyment, recreation or welfare of the members of the Association and to declare expenses incurred in connection therewith to be common expenses of the Association.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the Property.

ARTICLE III

Membership and Voting Rights

Section 1. Membership. Every Owner of a Lot which is subject to assessment shall be member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. Voting Rights. The Association shall have two (2) classes of voting membership.

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to a Class A membership on the happening of either of the following events, whichever occurs earlier:

(i) when the total votes outstanding in Class A membership equal the total votes outstanding in the Class B membership; or

(ii) December 31, 1991.

Notwithstanding the foregoing, in the event of annexation of additional properties, Class B membership shall be revived with respect to all lots owned by the Declarant on the Property which Class B membership shall cease and be converted to Class A membership, on the happening of either of the following events, whichever occurs first:

(i) when the total votes outstanding in the Class A memberships in the annexed property equal the total votes outstanding in the Class B membership in such annexed property, or

(ii) Four (4) years from the date of recordation of the Deed of Dedication or Supplemental Declaration for such annexed property.

ARTICLE IV

Covenant for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the Lot (including all improvements thereon), and shall be a continuing lien upon the Property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Property and for the improvement and maintenance of the Common Area.

Section 3. Establishment of Annual Assessment.

(a) The Association shall levy in each of its fiscal years an annual assessment against each Lot which is owned or occupied by a person who is not the Declarant or a Participating

Builder and which is not Exempt Property. The amounts of such annual assessments shall be established by the Board of Directors, subject to the limitations as hereinafter stated.

(b) The Association shall levy against the Declarant in each of its fiscal years, at the earlier of the conveyance of the first Lot (i) to a Participating Builder, or (ii) to any other person or entity (other than a person or entity related to Declarant), a one-time assessment equal to the product of One Hundred Dollars (\$100.00) multiplied by the number of Lots then subject to this Declaration. Thereafter, at the time additional Lots become subjected to the provisions of this Declaration, the Association shall levy against the Declarant, an assessment in an amount equal to the product of One Hundred Dollars (\$100.00) multiplied by the number of additional Lots then subjected to this Declaration. The Declarant shall have no obligation to pay any assessment on any Lot which it owns. The Declarant further agrees to immediately satisfy any deficit or shortage that the Association may incur or experience from the date of organization of the Association until the date the Class B membership terminates. Notwithstanding the foregoing, the Declarant shall have the obligation to pay annual assessments on any Lot owned by Declarant upon which there is located a completed dwelling unit which is occupied.

(c) No Participating Builder shall have any obligation to pay any assessment on any Lot which the Participating Builder owns. Notwithstanding the foregoing, Participating Builders shall have the obligation to pay annual assessments upon any Lot which is owned by said Participating Builder upon which there is located a completed dwelling unit which is occupied.

(d) Each Participating Builder shall be obligated to notify the Association within ten (10) days of the recordation of any Lot or creation of any unit on the Property.

Section 4. Basis and Maximum of Annual Assessments.

(a) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Two Hundred Nineteen Dollars (\$219.00) for Class A members.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased by the Board of Directors to the Association, without a vote of the Class A membership, by an amount equal to five percent (5%) of the maximum annual assessment for the preceding year plus the amount by which any ad valorem real-estate taxes and insurance premium payable by the Association have increased over amounts payable for the same or similar items for the previous year.

(c) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above five percent (5%) by vote of at least two-thirds (2/3) of each class of members who are voting, in person or by proxy, at a meeting duly called for this purpose.

(d) The Board of Directors may from time to time fix the annual assessment at an amount not in excess of the maximum.

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of at least two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 6. Notice and Quorum for any Action Authorized Under Section 4 and 5. Written notice of any meeting called for the purpose of taking any action authorized under Section 4 or 5 shall be sent to all members not less than thirty (30) days not more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Uniform Rate of Assessment. Except as otherwise provided in Section 3, 4 and 5 of this Article IV, both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected in advance on a monthly basis.

Section 8. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the first conveyance of a Lot to a Class A member. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer for the Association setting forth whether the assessments on a specified lot have been paid. A properly executed certificate of the Association with the status of assessments on the Lots shall be binding on the Association on the date of its issuance.

Section 9. Effect of Non-Payment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest within the due date at the maximum legal rate of interest allowed by law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot (and all improvements thereon). No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or deed of trust. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage or deed of trust foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. No amendment to this Section shall affect the rights of the holder of any first mortgage on any Lot (or the indebtedness secured thereby); recorded prior to recordation of such amendment unless the holder thereof (or the indebtedness secured thereby) shall join in the execution of such amendment.

Section 11. Exempt Property. The following property subject to this Declaration shall be exempt from the assessments created herein:

(a) all properties dedicated to and accepted by a local public authority;

(b) the Common Area; and

(c) all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the Commonwealth of Virginia, provided that no land or improvements devoted to dwelling use shall be exempt from said assessments.

Section 12. Additional Default. Any recorded first mortgage secured by a Lot shall provide that any default by the mortgagor in the payment of any assessment levied pursuant to this Declaration, or any installment thereof, shall likewise be a default in such mortgage (or the indebtedness secured thereby); but failure to include such a provision in a provision in any such mortgage shall not affect the validity or priority thereof and the protection extended to the holder of such mortgage (or the indebtedness secured thereby) by reason of Section 9 of this Article IV and the rights of any mortgagee shall not be altered, modified or diminished by reason of such failure.

Section 13. Reserves for Replacements. The Association may establish and maintain a reserve fund for replacements of the Common Area by the allocation and payment monthly to such reserve fund of an amount to be designated from time to time by the Board of Directors. Such fund shall be conclusively deemed to be a common expense of the Association and may be deposited in any banking institution, the accounts of which are insured by any State or by an agency of the United States of America or may, in the discretion of the Board of Directors, be invested in obligations of, or fully guaranteed as to principal by, the United States of America. The reserve for replacements of the Common Areas and community facilities may be expended only for the purpose of affecting the replacement of the Common Areas, major repairs to any equipment replacement, and for start-up expenses and operating contingencies of a non-recurring nature relating to the Common Areas and community facilities. The Association may establish such other reserves for such other purposes as the Board of Directors may from time to time consider to be necessary or appropriate. The proportional interest of any member in any such reserves shall be considered an appurtenance of his Lot and shall not be separately withdrawn, assigned or transferred or otherwise separated from the Lot to which is appertains and shall be deemed to be transferred with such Lot.

Section 14. Pool Assessment. A one-time pool assessment of \$125.00 shall be collected by the Association at settlement of a Lot to a Class A member.

ARTICLE V

Architectural Control

No dwelling unit, building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alternation therein be made (including change in color) until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article V will be deemed to have been fully complied with. Notwithstanding any provision of this Declaration to the contrary, the provisions of this Article V shall not be applicable to the Declarant, or any part of the Property owned by the Declarant, or to structures constructed by a Participating Builder which have been approved in writing by Declarant.

ARTICLE VI

Use Restrictions

In addition to all other covenants contained herein, the use of the Property and each Lot therein is subject to the following:

Section 1. The Lots shall be used for residential purposes exclusively, and no building shall be erected, altered, placed or permitted to remain on any such Lot other than one used as a single-family dwelling containing at least 1,800 square feet of living space, except that a professional office may be maintained in a dwelling provided that such maintenance and use is limited to the person actually residing in the dwelling and, provided, further, that such maintenance and use is in strict conformity with the provisions of any applicable zoning law, ordinance or regulation. As used in this Section, the term "professional office" shall mean rooms used for office purposes by a member of any recognized profession, including doctors, dentists, lawyers, architects and the like, but not including medical or dental clinics. Nothing contained in this Article VI or elsewhere in this Declaration shall be construed to prohibit the Declarant, or a Participating Builder upon written approval from Declarant,

from the use of any Lot or dwelling, or improvement thereon, for promotional or display purposes, or as "model homes," a sales office, or the like.

Section 2. Except as may be permitted by Section 1 of this Article VI, no part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes, except Declarant, or a Participating Builder upon written approval from Declarant, may use the Property for model home sites and display and sales offices during the construction and sales period.

Section 3. No sign or billboard of any kind shall be displayed to the public view on any portion of the Property or any Lot, except one (1) sign for each building site, of not more than eighteen inches (18") by twenty-four inches (24"), advertising the Property for sale or rent, except signs used by Declarant, or a Participating Builder upon written approval from Declarant, to advertise the Property during the construction and sales period.

Section 4. No noxious or offensive activity shall be carried on upon any Lot or any part of the Property, nor shall anything be done thereupon which may be, or may become, an annoyance or nuisance to the neighborhood, or which shall in any way unreasonably interfere with the quiet enjoyment of each of the Owners of his respective dwelling unit, or which shall in any way increase the rate of insurance.

Section 5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any Lot at any time as a residence either temporarily or permanently. Except for Declarant's construction purposes, or a Participating Builder upon written approval from Declarant, no trailer, camper, boat or similar equipment shall be permitted to remain upon any property within the Property.

Section 6. No motorized vehicle may be used or maintained on the yards or sidewalks of any Lot and no unlicensed vehicles are allowed on the Property. The Board of Directors shall have the right to tow any vehicle(s), the keeping or parking of which in the Common Area violates this Declaration upon forty-eight (48) hours' notice.

Section 7. No junk vehicle or other vehicle on which current registration plates are not displayed, shall be kept within any Lot or on any part of the Common Area, nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out on any of the Lots or Common Areas.

Section 8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept on the Lot subject to such rules and regulations as may be adopted by the Association and provided they are not kept, bred or maintained for any commercial purpose, or in unreasonable numbers. Notwithstanding the foregoing, no animals or fowl may be kept on the Property which result in an annoyance or are obnoxious to residents in the vicinity.

Section 9. All rubbish, trash and garbage shall be regularly removed from the Property, and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, storage areas and machinery and equipment shall be prohibited upon any Lot, unless obscured from view of adjoining Lots and streets by a fence or appropriate screen approved by the Architectural Committee. Nothing herein shall be deemed to apply to the storage on the Property by Declarant, or a Participating Builder upon written approval from Declarant, of building materials during, and for use in, the construction of the improvements on the Property.

Section 10. No radio or television receiving or transmitting antennae or external apparatus shall be installed on any Lot. Normal radio and television installations wholly within a building are excepted.

Section 11. All Owners and occupants shall abide by the By-Laws and any rules and regulations adopted by the Association.

Section 12. Any lease agreement between a Lot Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of this Declaration, and the Articles of Incorporation and Bylaws of the Association, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. All such leases shall be in writing.

Section 13. No garage shall be utilized for other than the purpose of storage of vehicles and other types of items normally stored in garages in first-class residential neighborhoods. To the extent an Owner owns or has the beneficial use of any vehicle(s) while on the Property all such vehicle(s) shall, to the extent the size of the garage, as constructed allows, park said vehicle(s) within the garage.

Section 14. None of the foregoing restrictions shall be applicable to the activities of:

(a) Declarant, its officers, employees, agents or assigns, in their development, marketing and sale of Lots or other parcels within the Property; or

(b) To the Association, its officers, employees and agents, in connection with the proper maintenance, repair, replacement and improvement of the Common Areas and community facilities.

Section 15. During reasonable hours the Declarant, any member of the Architectural Committee, or member of the Board of Directors, or any other representative of any of them, shall have the right to enter upon and inspect any Lot for the purpose of ascertaining whether or not the provisions of these restrictions have been or are being complied with, and such persons shall not be deemed guilty of trespass by reason of such entry.

ARTICLE VII

Exterior Maintenance

Each Owner shall keep each Lot owned by him, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. In the event an Owner of any Lot in the Property shall fail to maintain the Lot and the improvements situated thereon, as provided in the Bylaws and approved by vote of the Board of Directors, shall have the right to enter upon said Lot to correct drainage and to repair, maintain and restore the Lot and the exterior of the buildings and any other improvements erected thereon. All costs related to such correction, repair or restoration shall become a lien upon such Lots and such lien may be enforced in the same manner as an annual assessment levied in accordance with Article IV hereof. Any such lien shall be subordinate to the lien of any first mortgage or deed of trust. Sale or transfer of any lot shall not affect such lien. However, the sale or transfer of any Lot pursuant to mortgage or deed of trust foreclosure or any proceeding in lieu thereof, shall extinguish any such lien as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. No amendment to this Article VII shall affect the rights of the holder of any first mortgage on any Lot (of the indebtedness secured thereby); recorded prior to the recordation of such amendment unless the holder thereof (or the indebtedness secured thereby) shall join in the execution of such amendment.

ARTICLE VIII

Management

Section 1. Management Agent. The Board of Directors may (but shall not be required to) employ for the Association a management agent or manager (the "Management Agent") at a rate of compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall from time to time authorize in writing. The Management Agent shall perform such duties and services as the Board of Directors shall authorize in writing.

Section 2. Duration of Management Agreement. In the event any management agent is employed, any management agreement entered into by the Association shall provide inter alia that such agreement may be terminated for cause by either party on thirty (30) days' written notice thereof to the other party and without cause on ninety (90) days' written notice to the other party. The term of any such management agreement may be renewable by mutual agreement of the parties for successive one (1) year periods.

Section 3. Limitation of Liability. The Association shall not be liable for any failure of any services to be obtained by the Association or paid for out of the common expense funds, or for injury or damage to person or property caused by the elements or resulting from water which may leak or flow from any portion of the Common Areas or community facilities, or from any wire, pipe, drain, conduit or the like. The Association shall not be liable to any member for loss or damage, by theft or otherwise, of articles which may be stored upon the Common Areas or community facilities. No diminution or abatement of assessments, as herein elsewhere provided for, shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements to the Common Areas or community facilities, or from any action taken by the Association to comply with any of the provisions of this Declaration or with any law or ordinance or with the order or directive of any municipal or other governmental authority.

ARTICLE IX

General Provisions

Section 1. Enforcement. The Association, or any Owner, or any mortgagee of any Lot shall have the right to enforce, by any proceeding at law and/or in equity, all restrictions, conditions, covenants, reservations, liens, charges or other obligations or terms now or hereafter imposed by the provisions of this Declaration, or the Articles of Incorporation or Bylaws of the Association. Failure by the Association or by any Owner or by any mortgagee of any Lot to enforce any covenant or restrictions herein contained or any provision of the Bylaws or Articles of Incorporation of the Association shall in no event be deemed a waiver of the right to do so thereafter. There shall be and there is hereby created and declared to be a conclusive presumption that any violation or breach or attempted violation or breach of any of the within covenants or restrictions or any provision of the Bylaws or Articles of Incorporation of the Association cannot be adequately remedied by action at law or exclusively by recovery of damages.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions, which shall remain in full force and effect.

Section 3. Duration. Except where permanent easements or other permanent rights or interest are herein created, the covenants and restrictions of the Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of twenty (20) years each.

Section 4. Amendment. Subject to the other limitations set forth in this Declaration, prior to the lapse of all of the Class B memberships in the Association, as in Article III provided, this Declaration may be amended only by an instrument executed and acknowledged by two-thirds (2/3) of each class of the then members of the Association, if any, and by the Declarant, which instrument shall be recorded among the Land Records for the jurisdiction in which this Declaration is recorded. Subject to the other limitations set forth in this Declaration, following the lapse of all of the Class B memberships in the Association, as in Article III provided, this Declaration may be amended by an instrument executed and acknowledged by a majority of each class of the then members of the Association, which instrument shall be recorded among the Land Records for the jurisdiction in which this Declaration is recorded. Unless a later date is specified in any such instrument, any amendment to this Declaration shall become effective on the date of recording; provided, however, that no amendment shall be effective unless it is executed by at least one Class A member, should there be any Class A members.

Section 5. Annexation. Additional property described in Exhibit "B" attached hereto and made a part hereof may be annexed to the Property described in Exhibit A hereto without the consent of the Class A members of the Association, if any.

Any annexations made pursuant to this Section, or otherwise, shall be made by recording a Supplementary Declaration of Covenants and Restrictions among the Land Records for the jurisdiction in which this Declaration is recorded, which Declaration shall extend the scheme of the within Declaration of Covenants and Restrictions to such annexed property or by the recordation of a deed of dedication or deed of subdivision for such additional property or any portion thereof which shall by its terms subject such additional property to the operation of the provision of this Declaration. Such annexations need not be made by the Declarant; provided, however, that any such annexation accomplished by persons other than the Declarant shall have the consent of the Declarant.

So long as any lot is encumbered by a deed of trust or mortgage which is guaranteed by the Veterans Administration, no annexation shall be made pursuant to this Article, or otherwise, except following a determination by the Veterans Administration that the annexation conforms to a general plan for the development of the community previously approved by the Veterans Administration, or if no such general plan was approved by the Veterans Administration, except following the prior written approval of the Veterans Administration.

Except as otherwise provided herein, annexations to the Property shall require the consent of two-thirds (2/3) of the Class A members.

Section 6. FHA-VA Approvals. Provided that there are then Class B memberships of the Association outstanding, neither the members, the Board of Directors nor the Association shall, by act or omission, take any of the following actions without the prior written consent or approval of the Federal Housing Administration or the Veterans Administration, as the circumstances may require:

(a) make any annexation or additions other than as provided for pursuant to Section 5 of Article X of this Declaration; or

(b) abandon, partition, dedicate, subdivide, encumber, sell or transfer any of the Common Areas or community facilities directly or indirectly owned by the Association; provided, however, that the granting of rights-of-way, easements and the like for public utilities or for other purposes consistent with the

use of the Common Areas and community facilities by the members of the Association shall not be considered a transfer within the meaning of this Section 6; or

(c) abandon or terminate this Declaration; or

(d) modify or amend any provisions of this Declaration, the Bylaws or the Articles of Incorporation of the Association; or

(e) merge or consolidate the Association with any other entity or sell, lease, exchange or otherwise transfer all or substantially all of the assets of the Association in any other entity.

Section 7. Consents by Lenders. Any other provision of this Declaration or the Bylaws or Articles of Incorporation of the Association to the contrary notwithstanding, neither the members, the Board of Directors nor the Association shall, by act or omission, take any of the following actions without the prior written consent and approval of not less than two-thirds (2/3) in number of the holders of the first mortgages of record on the Lots:

(a) abandon, partition, alienate, release, hypothecate, dedicate, subdivide, encumber, sell or transfer any of the Common Areas or community facilities directly or indirectly owned by the Association; provided, however, that the granting of rights-of-way, easements and the like for public utilities or for other purposes consistent with the use of the Common Areas and community facilities by the members of the Association shall not be considered a transfer within the meaning of this Section 7; or

(b) abandon or terminate this Declaration; or

(c) modify or amend any substantive provision of this Declaration, or of the Bylaws or of the Articles of Incorporation of the Association; or

(d) merge or consolidate the Association with any other entity or sell, lease, exchange or otherwise transfer all or substantially all of the assets of the Association to any other entity or

(e) substantially modify the method of determining and collecting assessments against an Owner or his Lot as provided in the Declaration; or

(f) waive or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design or the exterior appearances of buildings or structures on the Lots, the exterior maintenance of buildings or structures on the Lots, the maintenance of the Common Area walks or common fences and driveways, or the upkeep of lawns and plantings withing the Property; or

(g) fail to maintain fire and extended coverage on insurable Association Common Area on property on a current replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based on current replacement cost); or

(h) use hazard insurance proceeds for losses to any Association Common Area or property for other than the repair, replacement or reconstruction of such Common Area or property.

Section 8. Additional Rights of Mortgagees - Notice. The Association shall promptly notify the holder of the first mortgage on any Lot for which any assessment levied pursuant to the Declaration, or any installment thereof, becomes delinquent for a period in excess of thirty (30) days and the Association shall promptly notify the holder of the first mortgage on any Lot with respect to which any default in any other provision of this Declaration remains uncured for a period in excess of thirty (30) days following the date of such default. Any failure to give any such notice shall not affect the validity or priority of any first mortgage on any Lot and the protection extended in this Declaration to the holder of any such mortgage shall not be altered, modified or diminished by reason of such failure.

No suit or other proceeding may be brought to foreclose the lien for any assessment levied pursuant to this Declaration except after ten (10) days' written notice to the holder of the first mortgage on the Lot which is the subject matter of such suit or proceeding. If the Association undertakes "self-management," it shall promptly give written notice of such occurrence to all of the holders of first mortgages of record on the Lots.

Any first mortgages of any Lot may pay any taxes, utility charges or other charges levied against any of the Common Areas and community facilities which are in default and which may or have become a charge or lien against any of the Common Areas and community facilities and any such first mortgages may pay any overdue premiums on any hazard insurance policy or secure new hazard insurance coverage on facilities. Any first mortgagee who advances any such payment shall be due immediately reimbursement of the amount so advanced from the Association.

Section 9. Casualty Losses. In the event of substantial damage or destruction to any of the Common Areas or community facilities, the Board of Directors of the Association shall give prompt written notice of such damage or destruction to the holders of all first mortgages of record on the Lots. No provision of the Declaration or the Articles of Incorporation or these Bylaws of the Association shall entitle any member to any priority over the holder of any first mortgage of record on his Lot with respect to the distribution to such member of any insurance proceeds paid or payable on account of any damage or destruction of any of the Common Areas or community facilities.

Section 10. Condemnation or Eminent Domain. In the event any part of the Common Areas and community facilities is made the subject matter of any condemnation or eminent domain proceeding, or is otherwise sought to be acquired by any condemning authority, then the Board of Directors of the Association shall give prompt written notices of any such proceeding or proposed acquisition to the holders of all first mortgages of record on the Lots. No provision of this Declaration or the Articles of Incorporation or the Bylaws of the Association shall entitle any member to any priority over the holder of any first mortgage of record on his Lot with respect to the distribution to such member of the proceeds of any condemnation or settlement relating to a taking of any of the Common Areas and community facilities.

Section 11. Captions and Gender. The captions contained in this Declaration are for convenience only and are not a part of this Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Declaration. Whenever the context so requires, the male shall include all genders and the singular shall include the plural.

ARTICLE X

Easements, Etc.

Section 1. General Easement. The Declarant reserves the right and easement to the use of all areas owned or to be owned by the Association, and any Lot or any portion thereof, as may be needed for repair, maintenance or construction on such Lot or any Lot or on any Common Area.

Section 2. Crossover Easement. If the Owner (including the Declarant and any Participating Builder) of any Lot must, in order to make responsible repairs or improvements to a building on his Lot, enter or cross any area owned or to be owned by the Association, or a Lot of another Owner, such Owner shall have an

easement to do so, providing that said Owner shall use the most direct, feasible route in entering and crossing over such an area and shall restore the surface so entered or crossed to its original condition, at the expense of said Owner, and further provided that such easement shall not exist on the land of any other Lot Owner if the purpose for the entrance or crossing is one requiring, by virtue of Article V of this Declaration, approval of either the Board of Directors or the Architectural Committee of the Association, unless such approval has been given.

Section 3. Blanket Easement. An easement is hereby retained in favor of Declarant, any Participating Builder and the Association over the Lots and any area owned or to be owned by the Association for the construction of a common cable television system, a common sprinkler, or any other item for the common enjoyment and/or benefit of the owners. An easement is further granted for the purpose of the repair and maintenance of any item so constructed. Any entry upon any Lot or any area owned or to be owned by the Association to effectuate the foregoing purposes shall not be deemed trespass. Each owner covenants not to damage or destroy any portion of an item so constructed and shall hold the Association and/or Declarant and/or any Participating Builder harmless from the cost of repairing or replacing any portion damaged or destroyed by such owner, his family, his guests or invitees.

Section 4. Easement and Right of Entry of Law Enforcement Officials, Etc. An easement and right of entry through and upon the Property is hereby granted to law enforcement officers, rescue squad personnel, fire fighting and other emergency personnel of the jurisdiction in which the Property is located, and to vehicles operated by said personnel while in the pursuit of their duties. Said emergency personnel shall also have the right of enforcement of cleared emergency vehicle access on roadways and driveways on the Property.

Section 5. Utility Easements. Easements over the Property for the installation and maintenance of electric, telephone, cable television, water, gas, roof drains connected directly to storm sewer, drainage and sanitary sewer lines and facilities and the like are hereby reserved by Declarant, together with the right to grant and transfer the same. Declaration also reserves the right to enter onto the Common Area for the purpose of completing the improvements thereon, and on the Lots, and for the further purpose of carrying out any defects in workmanship or materials in the Property or the improvements thereon.

The rights and duties with respect to sanitary sewer and water, cable television, electricity, gas and telephone lines and facilities in favor of the Association shall be governed by the following:

(a) Whenever water, sanitary sewer, roof drains connected directly to storm sewer, electricity, gas, cable television or telephone connections, lines, cables or any portion thereof, are or have been installed within the Property, the Owner of any Lot, or the Association shall have the right, and are hereby granted an easement to the extent necessary thereof, to enter upon or have a utility company enter upon any portion of the Property in which said installation lie, to repair, replace and generally maintain said installations.

(b) The right granted in Subparagraph (a), above, shall be only to the extent necessary to entitle the Owner or Association serviced by said installation to its full and reasonable use and enjoyment and provided further that any one exercising said right shall be responsible for restoring the surface of the easement area so used to its condition prior to such use.

(c) In the event of a dispute between Owners with respect to the repair or rebuilding of said connections, or with respect to the sharing of the cost thereof, upon written request of one of such Owners addressed to the Association, the matter shall be submitted to its Board of Directors, who shall decide the dispute, and the decision of the Board shall be final and conclusive on the parties.

Section 6. Drainage Easement. Each owner covenants to provide such easements for drainage and water flow as the contours of the Property and the arrangement of buildings by Declarant thereon requires. Declarant reserves an easement over all Lots and Common Area for the purpose of correcting any drainage deficiency.

Section 7. Encroachment Easement. Each Lot within the Property is hereby declared to have an easement, not exceeding one foot (1') in width, over all adjoining Lots for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, settlement or shifting of the building, roof overhangs, gutters, architectural or other appendages, draining of rain water from roofs, or any other similar cause. There shall be valid easements for the maintenance of said encroachments so long as they shall exist, and the rights and obligations of Owners shall not be altered in any way by said encroachment, settlement or shifting; provided, however, that in

no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful misconduct of said Owner or Owners. In the event a structure on any Lot is partially or totally destroyed and then repaired or rebuilt, the Owners of each Lot agree that minor encroachments over adjoining Lots shall be permitted and that there shall be valid easements for the maintenance of said encroachments so long as they shall exist.

ARTICLE XI

Dissolution of Association

The owners of Lots shall not dissolve or disband the Association, nor shall the Association dispose of any common open space by sale, or otherwise, except to an organization conceived and organized to own and maintain the common open space, without first offering to dedicate the same to the jurisdiction in which the Property is located, or such other appropriate governmental agency.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has executed this instrument on the 25th day of April, 1988.

LONG SIGNATURE HOMES, INC., a
Virginia corporation

By: 

President

STATE OF VIRGINIA
COUNTY OF

, to wit:

The foregoing instrument was acknowledged before me this 25th day of April, 1988 by LEON MCELATHLIN, PRESIDENT, of Long Signature Homes, Inc., a Virginia Corporation, on behalf of said corporation.


Notary Public

My commission expires March 20, 1992

87282:

EXHIBIT "A"

BOOK 787 PAGE 225

Lots 1 through 8, inclusive; 11, 12, 13, 22, 23, 24; 29 through 36, inclusive; 43 through 49 inclusive; 159, 160, 161 and 162, CRYSTAL LAKE, SECTION 1, as duly dedicated, platted and recorded among the land records of Spotsylvania County in Deed Book 733 at Page 629, and in Plat Book 1, pages 130 and 131;

AND

Lots 9R, 10R, 14R, 15R, 17R, 18R, 19R, 21R, 25R, 26R, 27R, 28R, 163R, 164R, 165R and Parcel A, a resubdivision of CRYSTAL LAKE, SECTION 1, as duly resubdivided, platted and recorded among the land records of Spotsylvania County in Deed Book _____, and in Plat Book 1, Page 441+442

See Expt B Next page

SPOTSYLVANIA COUNTY CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA, 3 May,
1981. This Book Declaration Concerning a Restitution of State Tax
this day received in that of his testimony. 3:20
tificate therein admitted a record of 1981.
P.M. 3:20
Tento: Margaret M. Cook 29.00
Total 20.00

BOOK 787 PAGE 226

EXHIBIT "B"

All that parcel of land, more particularly described in deed dated October 3, 1986 and duly recorded among the land records of Spotsylvania County, Virginia at Deed Book 703, Page 771

9387

AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
FOX MEADOWS HOMEOWNERS ASSOCIATION, INC.

This Amendment is made as of this 26 day of FEBRUARY, 1991, by FOX MEADOWS HOMEOWNERS ASSOCIATION, INC., (the "Association") and LONG FAMILY PARTNERSHIP (the "Declarant").

WHEREAS, pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions which was recorded May 3, 1989 in Deed Book 787 at page 203 et seq. among the land records of Spotsylvania County, Virginia (the "Declaration"), the Association, with the approval of two-thirds of the Lot Owners, and the Declarant may amend the Declaration; and

WHEREAS, at a duly constituted meeting of the Association held on FEBRUARY 26 1991, the Lot Owners approved the following amendments to the Declaration as is evidenced by the execution by the Lot Owners of ratifications attached hereto as Exhibit "B"; and

WHEREAS, the President of the Association has signed a certification that the requisite majority of owners have executed the ratifications of this Amendment; which certification is attached hereto as Exhibit "A"; and

WHEREAS, the Declarant has signed this Amendment as evidence of its agreement and approval of the Amendment.

NOW, THEREFORE, the Association with the approval of two-thirds of the owners, as certified and ratified, and the Declarant does hereby amend the Declaration as follows:

1. Article IV, Section 8 is amended by deleting the first sentence and replacing it with the following:

"The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area to the Association."

2. Article IV, Section 14 is hereby deleted.

3. Article VI, Section 1 is amended by deleting the first sentence and replacing it with the following:

14100 Petre Court
Chantilly, Va. 2021
ATTN: MIKE HUMMEL

"The Lots shall be used for residential purposes exclusively, and no building shall be erected, altered, placed or permitted to remain on any such Lot other than one used as a single-family dwelling containing at least 1,800 square feet of living space (excluding garage & basement areas) except that a professional office may be maintained in a dwelling provided that such maintenance and use is limited to the person actually residing in the dwelling and, provided, further, that such maintenance and use is in strict conformity with the provisions of any applicable zoning law, ordinance or regulation."

4. Article IX, Section 3 is amended by deleting the sentence and replacing it with the following:

"Section 3. Duration. Except where permanent easements or other permanent rights or interest are herein created, the covenants and restrictions of the Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years each."

5. Article IX, Section 4 is amended by deleting the section and replacing it with the following:

"Section 4. Amendment. Subject to the other limitations set forth in this Declaration, this Declaration may be amended during the first twenty (20) year period after it is recorded only by an instrument executed and acknowledged by not less than ninety percent (90%) of Owners. After the first twenty (20) years, this Declaration may be amended by an instrument executed and acknowledged by not less than seventy-five percent (75%) of the Owners. The amendment instrument shall be recorded among the Land Records for the jurisdiction in which this Declaration is recorded. Unless a later date is specified in any such instrument, any amendment to this Declaration shall become effective on the date of recording; provided, however, that no amendment shall be effective unless it is executed by at least one Class A member, should there be any Class A members."

6. Article XI is amended by deleting the sentence and replacing it with the following:

"ARTICLE XI**DISSOLUTION**

The Association shall exist in perpetuity unless dissolved as provided herein.

The Association may be dissolved at an Annual or Special Meeting by the written assent of more than two-thirds (2/3) of the Members of each Class. Written notice of such proposed action shall be sent to all Members not less than twenty-five (25) or more than fifty (50) days prior to a meeting called for such purpose. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance by such a public agency, such asset shall be granted, conveyed and assigned to any non-profit association, trust or other organization to be devoted to such similar purposes in accordance with the wishes of more than two-thirds (2/3) of Members of each Class of Members.

The Association and the Declarant does hereby agree and declare that the foregoing amendments to the Declaration shall be fully effective and binding upon each and every owner, their heirs, administrators, executors, assigns and successors in title or interest.

WITNESS the following signatures and seals.

FOX MEADOWS HOMEOWNERS
ASSOCIATION, INC.

By: _____

President

LONG FAMILY ^{LIMITED} PARTNERSHIP

By: [Signature]
General Partner

STATE OF VIRGINIA
CITY/COUNTY OF Fairfax : to-wit:

The foregoing instrument was acknowledged before me this 6th day of June, 1991, by Michael Sumner, President of Fox Meadows Homeowners Association, Inc.

[Signature]
NOTARY PUBLIC

My commission expires: 12-31-94

STATE OF VIRGINIA
CITY/COUNTY OF Fairfax : to-wit:

The foregoing instrument was acknowledged before me this 11th day of June, 1991, by John M. Long, General Partner of Long Family Partnership.
LIMITED


[Signature]
NOTARY PUBLIC

My commission expires: Feb. 4, 1992

EXHIBIT "A"

CERTIFICATION

I, MICHAEL B. HUMMEL, President of Fox Meadows Homeowners Association, Inc. ("Association") hereby certify that two-thirds of the Lot Owners whose Lots are subject to the Declaration of Covenants, Conditions and Restrictions of the Association (the "Declaration") have executed ratifications to the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX, Section 4 and Article XI of the Declaration which were proposed at a duly constituted meeting of the Association held on FEBRUARY 26, 1991.



President of Fox Meadows Homeowners Association

3576\CERTIF
1/17/90
Rev. 2/4/91

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article VI, Section 1, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

5/10/91
Date

Robert Beyer
Owner

6711 Capital Lane
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article VI, Section 1, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

May 28, 1991
Date

[Signature]
Owner

6915 Lakeland Ct
Frederickburg Va
Address

May 28, 1991
Date

[Signature]
Owner

6915 Lakeland Ct
Frederickburg Va
Address

Date

Owner

Address

Date

Owner

Address

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article VI, Section 1, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

<u>5-12-91</u> Date	<u>William J. Mann</u> Owner	<u>6824 Glenview</u> <u>FREDERICKSBURG</u> Address <u>224</u>
<u>5-12-91</u> Date	<u>Marion A. Mann</u> Owner	<u>" " "</u> Address
_____ Date	_____ Owner	_____ Address
_____ Date	_____ Owner	_____ Address
_____ Date	_____ Owner	_____ Address
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_____ Date	_____ Owner	_____ Address

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

4/8/91
Date

Jerry L. Moir
Owner

11314 GLEN PARK DR.
Address

20/8/91
Date

Mary Margaret Moir
Owner

Same
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3-17-91
Date

Jim and Kathleen Henkle 6714 Crystal Lake Dr
Owner Address Frederick
VA 224

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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EXHIBIT "B"

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3-24-91
Date

Ronald J. Duncan
Theresa Duncan
Owner

6910 LAKELAND WAY
FREDERICKSBURG, VA
Address

Date

Owner

Address

Date

Owner

Address

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants and Restrictions of Fox Meadows Homeowners Association.

3/18/91
Date

William F. Lethbridge
Owner

6914 Lakeland
Fiburg, VA 224
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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BOOK 979 PAGE 311

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3/14/91
Date

Richard L. Rider
Owner

6919 Lakeland Way
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

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Owner

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3-20-91
Date

[Signature]
Owner

✓ 11317 Tyrell Court (Lot
Address

Date

Owner

~~✓ 6896 Lakeland Way (Lot~~
Address

3-20-91
Date

[Signature]
Owner

✓ 6898 Lakeland Way (Lot
Address

3-20-91
Date

[Signature]
Owner

✓ ~~6898~~ 6900 Lakeland Way (L
Address :

3-20-91
Date

[Signature]
Owner

✓ 6906 Lakeland Way (Lot
Address

3-20-91
Date

[Signature]
Owner

✓ 6908 Lakeland Way (Lot
Address

3-20-91
Date

[Signature]
Owner

✓ 6912 Lakeland Way (Lot 1.
Address

Date

Owner

~~✓ 6924 Lakeland Way (Lot~~
Address

3-20-91
Date

[Signature]
Owner

✓ 6907 Lakeland Way (Lot
Address

3-20-91
Date

[Signature]
Owner

✓ 11304 Glen Park Dr. (Lot 13
Address

3-20-91
Date

[Signature]
Owner

✓ 11306 Glen Park Dr. (Lot 13
Address

3-20-91
Date

[Signature]
Owner

✓ 11308 Glen Park Dr. (Lot 13
Address

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article VI, Section 1, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

5/13/91
Date

David C. Slupe
Owner

11325 GLEN PARK DR.
Address

5/13/91
Date

David C. Slupe
Owner

11325 GLEN PARK DR.
Address

Date

Owner

Address

Date

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

Date <u>3-20-91</u>	Owner <u>[Signature]</u>	✓ <u>11310 Glen Park Dr. (2)</u> Address
Date <u>3-20-91</u>	Owner <u>[Signature]</u>	✓ <u>11312 Glen Park Dr. (2)</u> Address
Date _____	Owner _____	_____ Address
Date _____	Owner _____	_____ Address
Date _____	Owner _____	_____ Address
Date _____	Owner _____	_____ Address
Date _____	Owner _____	_____ Address
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Date _____	Owner _____	_____ Address
Date _____	Owner _____	_____ Address

EXHIBIT "B"

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The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3/14/91
Date

Theresa L. John
Owner

6926 Lake/mc
Address w.

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

6923 LAKEHAWK

March 14, 1991
Date

Thomas W. W. Stine
Owner

89 Lot 142
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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EXHIBIT "B"

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The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3/31/91
Date

James V. Berg
Owner

11323 Tyrell Ct
Address

8/3/1991
Date

Martine H. Berg
Owner

11323 Tyrell CT
Address

Date

Owner

Address

Date

Owner

Address

Date

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3/11/91
Date

James M. Falls
Owner

6905 Lakeland
Address

3/11/91
Date

Donnie M. Stephens
Owner

6905 Lakeland Wc
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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Date

Owner

Address

Date

Owner

Address

RECEIVED MAR 18 19

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3/14/91
Date

Walter E. Thomas
Owner

6710 WILLCHER CT.
Address :

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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Date

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Date

Owner

Address

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3/9/91
Date

[Signature]
Owner

6707 Crystal Lake Dr
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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Date

Owner

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3-10-91
Date

Shirley W. McCurley
Owner

6711 Wilshire Ct.
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

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Owner

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

3/10/91
Date

[Signature]
Owner

11319 GLEN PARK DR
FREDERICKSBURG VA
Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

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Date

Owner

Address

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

March 10, 1991
Date

Phillip Hummel 11319 Lynell Ct
Owner Address

March 10, 1991
Date

Carol Hummel 11319 Lynell Ct
Owner Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

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EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article VI, Section 1, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

<u>26 FEB 91</u> Date	<u>Phillip F. Plude</u> Owner	<u>11324 GLEN PARK</u> Address
<u>26 Feb 91</u> Date	<u>Sam Hagan</u> Owner	<u>11325 Tynell Ct</u> Address
<u>26 Feb, '91</u> Date	<u>Gatty Sanford</u> Owner	<u>11323 Glen Park Dr</u> Address
<u>26 Feb 91</u> Date	<u>Harold D. Hermyer</u> Owner	<u>6902 Lakeway</u> Address
<u>26 Feb 91</u> Date	<u>R. D. [Signature]</u> Owner	<u>6903 Clearfork Dr.</u> Address
<u>Feb 26, 1991</u> Date	<u>[Signature]</u> Owner	<u>6815 Lakeside Dr</u> Address
<u>3/13/91</u> Date	<u>[Signature]</u> Owner	<u>11329 Tynell Ct.</u> Address
<u>3/13/91</u> Date	<u>[Signature]</u> Owner	<u>6715 Crystal Lakes Dr</u> Address
<u>3/13/91</u> Date	<u>[Signature]</u> Owner	<u>6709 Crystal Lakes Dr.</u> Address
<u> </u> Date	<u> </u> Owner	<u> </u> Address
<u> </u> Date	<u> </u> Owner	<u> </u> Address
<u> </u> Date	<u> </u> Owner	<u> </u> Address

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article VI, Section 1, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

2-26-91

Date

Rebecca Reese

Owner

11327 Tyrell Ct.

Address

2-26-91

Date

Herald J. Davis

Owner

6904 LAKELAN

Address

2/26/91

Date

Peggy Smith

Owner

11316 Glen Park Dr

Address

2/26/91

Date

Daniel A. Lush

Owner

11321 TYRELL CT.

Address

2/26/91

Date

Nancy P. Burbacki

Owner

6712 Willchar

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

3576\EXHIBIT

EXHIBIT "B"

RATIFICATION

The undersigned Lot Owners do hereby ratify and approve the amendments to Article IV, Section 8, Article IV, Section 14, Article VI, Section 1, Article IX, Section 3, Article IX Section 4 and Article XI of the Declaration of Covenants Conditions and Restrictions of Fox Meadows Homeowners Association.

<u>2/26/91</u> Date	<u>R. M. MacLellan</u> Owner	<u>11320 Glen Park Dr</u> Address
<u>2/26/91</u> Date	<u>Karen A. McGrady</u> Owner	<u>6913 Lakeland Dr</u> Address
<u>2/26/91</u> Date	<u>Kathryn A. Cash</u> Owner	<u>6920 Lakeland Dr</u> Address
<u>2/26/91</u> Date	<u>Victor M. Meadant</u> Owner	<u>6713 Wilcher Ct.</u> Address
<u>2/26/91</u> Date	<u>Mary Ann Parsons</u> Owner	<u>6706 Wilcher Ct</u> Address
<u>2-26-91</u> Date	<u>John F. Gustafson</u> Owner	<u>6707 Wilcher Court</u> Address
<u>2-26-91</u> Date	<u>Thomas M. Longridge</u> Owner	<u>6704 Wilcher</u> Address
<u>2-26-91</u> Date	<u>Michael & Ann Rukala</u> Owner	<u>6811 Cedar Ridge Dr</u> Address
<u>2-26-91</u> Date	<u>Sandra P. Howard</u> Owner	<u>6922 Lakeland Way</u> Address
 Date	 Owner	 Address
 Date	 Owner	 Address
 Date	 Owner	 Address

3576 EXHIBIT

1991, This deed recorded to Debra Ann Brown was State Tax
this day received in this office together with the cer- County Tax
ificate thereon admitted to record at 2:33 o'clock. Transfer
P. M. Recording 37.00
Fees: Linda Johnson Degetz Clerk. Add. Tax 37.00
Total 37.00

BOOK 904 PAGE 262

SUPPLEMENTARY DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

4133

THIS SUPPLEMENTARY DECLARATION is made as of this 15th day of March, 1990, by CRYSTAL LAKES OF VIRGINIA, a Virginia corporation.

WHEREAS, Crystal Lakes of Virginia is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described in Exhibit "A" attached hereto; and

WHEREAS, Crystal Lakes of Virginia intends that the property described above become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, Crystal Lakes of Virginia declares that all of the property known as Section Three, CRYSTAL LAKE, as described in Exhibit "A" attached hereto, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

IN WITNESS whereof, the undersigned being the President of Crystal Lakes of Virginia, herein has executed this instrument on behalf of the corporation.

CRYSTAL LAKES OF VIRGINIA, a
Virginia corporation

By: [Signature]
President

ATTN: MIKE HUMMEL 22192
WOODBRIDGE, VA
1360 OFFICE TRACE
SIGNATURE MAIL

STATE OF VIRGINIA
CITY/COUNTY OF FAIRFAX

BOOK 904 PAGE 263

:
: to-wit:

The foregoing instrument was acknowledged before me this 15th day of MARCH, 1990, by JOHN R. LYNCH, President of Crystal Lakes of Virginia, a Virginia corporation, on behalf of said corporation.

Mary A. Labinette
NOTARY PUBLIC

My commission expires: February 7, 1992



6267

SUPPLEMENTARY DECLARATION

TO

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

✓ THIS SUPPLEMENTARY DECLARATION is made as of this 29th day of March, 1989, by JOHNNY C. HOWARD and SANDRA P. HOWARD, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

Lot 138, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


JOHNNY C. HOWARD


SANDRA P. HOWARD

STATE OF VIRGINIA
CITY/COUNTY OF SPOTSYLVANIA to-wit:

The foregoing instrument was acknowledged before me this 14th day of April, 1991, by JOHNNY C. HOWARD.

Theresa M. Smith
NOTARY PUBLIC

My commission expires: 1-4-92

STATE OF VIRGINIA
CITY/COUNTY OF SPOTSYLVANIA to-wit:

The foregoing instrument was acknowledged before me this 26 day of February, 1991, by SANDRA P. HOWARD.

Walter A. Toj
NOTARY PUBLIC

My commission expires: 1-3-91

3576\SUPDECS
10/2/90

STREET... Supp Declaration ... 5-2
... 3:26 ...
Tests: Linda Johnson, Deputy Clerk ...
Issued ...
Filing ... 13.00
L.S. Tax ... 13.00
Total ... 13.00

16291

SUPPLEMENTARY DECLARATION
TO

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 28th day of June, 1990, by LONG FAMILY LIMITED PARTNERSHIP, INC., a Virginia limited partnership, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described in Exhibit "A" attached hereto; and

WHEREAS, Grantor intends that the property described in Exhibit "A" hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described in Exhibit "A" attached hereto, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.

LONG FAMILY LIMITED
PARTNERSHIP, a Virginia Limited
Partnership

By: 

John D. Long
General Partner

STATE OF VIRGINIA :
~~CITY~~/COUNTY OF Prince William to-wit:

The foregoing instrument was acknowledged before me, this 19th day of October, 1990, by John D. Long, of LONG FAMILY LIMITED PARTNERSHIP, a Virginia Limited Partnership.


NOTARY PUBLIC

My commission expires: April 14, 1992

Lots 37 through 42, inclusive, and Lots 52, 55, 56, 57, all in Section 2, Crystal Lake as the same is shown on plat recorded in Plat File 1, page 463, et seq., among the land records of Spotsylvania County, Virginia; and

Lots 50R, 51R, 62R, 63R, 64R, 65R, 66R, Section 2, Crystal Lake as the same is recorded in Deed of Resubdivision in Deed Book 887, page 362 among the land records of Spotsylvania County, Virginia; and

Lots 60, 61, 68, 69, 70, 71, 72, Section 2, Crystal Lake as the same is shown in plat recorded in Plat File 1, page 463, et seq., among the land records of Spotsylvania County, Virginia; and

Lots 73, 74 and 75, Section 2, Crystal Lake as the same is shown on plat recorded in Plat File 1, page 463, et seq., among the land records of Spotsylvania County, Virginia.

SPOTSYLVANIA COUNTY CIRCUIT COURT CLERK'S OFFICE, SPOTSYLVANIA, VIRGINIA, Oct 24
 139. This Supp. Dec. Co. & Part. & Part.
 this document is filed for record on 10/16/00
 A. K. Margaret M. Cook 73.00
 Total: 73.00

**16292 SUPPLEMENTARY DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

THIS SUPPLEMENTARY DECLARATION is made as of this 28th day of June, 1989, by LONG SIGNATURE HOMES, INC., a Virginia corporation, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land located in Spotsylvania County, Virginia and described as follows:

All that certain lot or parcel of land situate, lying and being in Chancellor Magisterial District, Spotsylvania County, Virginia known and described as Lots 53 and 67, Section 2, CRYSTAL LAKE Subdivision as shown on that certain Plat of Survey dated October 26, 1987 by William W. Webb, Jr., C.L.S., as recorded in Plat File 1, page 463, et. seq., in the Clerk's Office of the Circuit Court of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

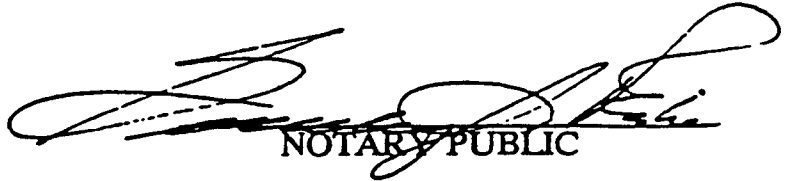
WITNESS the following signatures and seals.

**LONG SIGNATURE HOMES, INC.
a Virginia corporation**

By: 

STATE OF VIRGINIA
CITY/COUNTY OF H. William : to-wit:

The foregoing instrument was acknowledged before me this 19th day of October, 1990, by LEON MCGLATHLIN, PRESIDENT of Long Signature Homes, Inc., a Virginia corporation on behalf of said corporation.


NOTARY PUBLIC

My commission expires: 3-20-92

3576\SUPDECS
10/2/90

SP. 40 — Supp. Sec. Cor. & Rest.

10.16

A.

Margaret M. Loke

Oct-24

13.00

13.00

SUPPLEMENTARY DECLARATION

TO

4496

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 5th day of July, 1989, by THOMAS W. DISTASIO and KATHLEEN M. DISTASIO, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:


✓
Lot 142, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


THOMAS W. DISTASIO


KATHLEEN M. DISTASIO

STATE OF VIRGINIA
CITY/COUNTY OF

:
: to-wit:

The foregoing instrument was acknowledged before me this 24th day of January, 1991, by THOMAS W. DISTASIO.

[Signature]
NOTARY PUBLIC

My commission expires: May 31, 1992

STATE OF VIRGINIA
CITY/COUNTY OF

:
: to-wit:

The foregoing instrument was acknowledged before me this 31 day of January, 1991, by KATHLEEN M. DISTASIO.

[Signature]
NOTARY PUBLIC

My commission expires: May 31, 1992

3576\SUPDECS
10/2/90

48-2
This document is being destroyed on 10/2/90 at 2:30 o'clock.
Margaret M. Code, Clerk
13.00
13.00

SUPPLEMENTARY DECLARATION

TO

4497

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 21st day of July, 1989, by GEORGE T. MCGRADY and KAREN A. MCGRADY, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓ Lot 147, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


GEORGE T. MCGRADY


KAREN A. MCGRADY

STATE OF VIRGINIA :
 CITY/COUNTY OF SPOTSWYLD : to-wit:

The foregoing instrument was acknowledged before me this 26 day of
FEBRUARY, 1991, by GEORGE T. MCGRADY.

Willis F. T.
 NOTARY PUBLIC

My commission expires: 4/13/91

STATE OF VIRGINIA :
 CITY/COUNTY OF SPOTSWYLD : to-wit:

The foregoing instrument was acknowledged before me this 26 day of
FEBRUARY, 1991, by KAREN A. MCGRADY.

Willis F. T.
 NOTARY PUBLIC

My commission expires: 4/13/91

3576\SUPDECS
 10/2/90

SPOTSWYLD COUNTY CLERK'S OFFICE
 1991 This Supp. Declaration was received in this office on 10/2/90 at 2:30 o'clock.
 Testify thereon and record at 2:30 o'clock.
 A. M. Margaret M. Cooke, Clerk. Total 13.00
4-2
13.00
13.00

SUPPLEMENTARY DECLARATION

TO

4432

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 28th day of March, 1989, by WANDA L. SOLIS, Grantor.

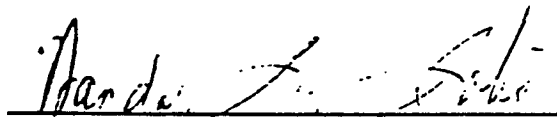
WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓
Lot 140-R, Section 2, CRYSTAL LAKE, as shown on Deed or Resubdivision and Release recorded in Deed Book 843 at Page 399 (originally dedicated, platted, and recorded in Plat File 1 at Pages 463 through 456), among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


WANDA L. SOLIS

STATE OF VIRGINIA :
CITY/COUNTY OF Spotsylvania : to-wit:

The foregoing instrument was acknowledged before me this 18th day of October, 1990, by WANDA L. SOLIS.

Donna B. Fitzgerald
NOTARY PUBLIC

My commission expires: May 14, 1993

3576\SUPDECS
10/2/90

SPOTSYLVANIA COUNTY CLERK'S OFFICE, SPOTSYLVANIA COUNTY, VIRGINIA. 4-2
1991. This Supp & Declaration and state tax
this day received in this office together with the cer- County fee
ificate thereon admitted to record at 2:30 o'clock. 13.00
p.m. Margaret M. Cook, Clerk. 13.00
Tests: Margaret M. Cook, Clerk. Total 13.00

SUPPLEMENTARY DECLARATION

TO

4493

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this ____ day of _____, 1990, by DONALD O. HARRIGAN and DORA V. HARRIGAN, Grantor.

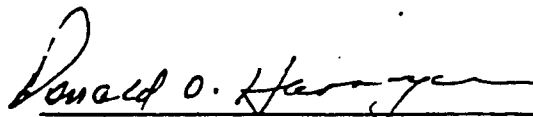
WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓ Lot 128, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

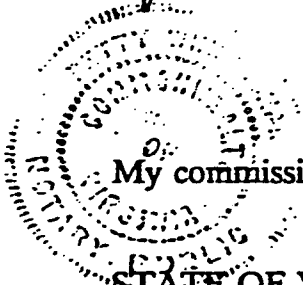
WITNESS the following signatures and seals.


DONALD O. HARRIGAN


DORA V. HARRIGAN

STATE OF VIRGINIA :
CITY/COUNTY OF Spotsylvania to-wit:

The foregoing instrument was acknowledged before me this 28th day of Jan., 1991, by DONALD O. HARRIGAN.



Betty Whittington
NOTARY PUBLIC

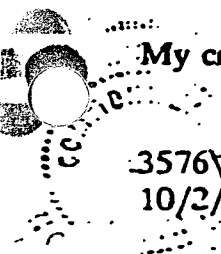
My commission expires: 12-6-91

STATE OF VIRGINIA :
CITY/COUNTY OF Spotsylvania to-wit:

The foregoing instrument was acknowledged before me this 28th day of Jan., 1991, by DORA V. HARRIGAN.

Betty Whittington
NOTARY PUBLIC

My commission expires: 12/6/91



3576 SUPDECS
10/2/90

SPOTSYLVANIA COUNTY CIRCUIT COURT CLERK'S OFFICE, VIRGINIA, 4-2
1991 This Deed Reduction was State Tax _____
this day received in this office together with the cer- County Tax _____
tificate thereon admitted to record at 2:30 o'clock. Transfer _____
P. M. Recording 1300
Tests: Margaret M. Cooke, Clerk. Add. Tax 1300
Total 1300

BOOK 787 PAGE 203

SUPPLEMENTARY DECLARATION

TO

4494

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 22nd day of March, 1989, by RICHARD L. RIDER and LEAH K. RIDER, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓
Lot 144, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.



RICHARD L. RIDER



LEAH K. RIDER

~~CITY~~/COUNTY OF Spokane : to-wit:

January

NOTARY PUBLIC

My commission expires: 12/31/91

CITY/COUNTY OF Fredericksburg: to-wit:

January

NOTARY PUBLIC

My commission expires: 5-15-73

3576\SUPDECS
10/2/90

1491-1495 - Supp. Declaration

Teste: Margaret M. Cook, Clerk. Total 13.00

SUPPLEMENTARY DECLARATION

TO

4495

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 28th day of August, 1989, by WILLIAM J. LUTHIN and BARBARA MYERS LUTHIN, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

Lot 134, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

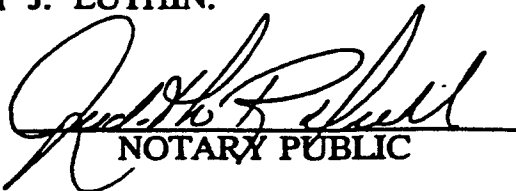
WITNESS the following signatures and seals.


WILLIAM J. LUTHIN


BARBARA MYERS LUTHIN

STATE OF VIRGINIA :
CITY/COUNTY OF Stafford : to-wit:

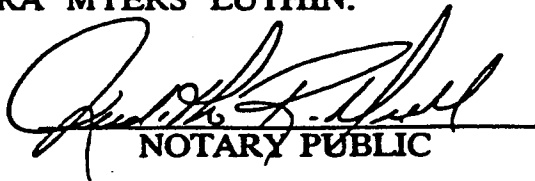
The foregoing instrument was acknowledged before me this 30th day of JANUARY, 1991, by WILLIAM J. LUTHIN.


NOTARY PUBLIC

My commission expires: October 31, 1993

STATE OF VIRGINIA :
CITY/COUNTY OF Stafford : to-wit:

The foregoing instrument was acknowledged before me this 30th day of JANUARY, 1991, by BARBARA MYERS LUTHIN.


NOTARY PUBLIC

My commission expires: October 31, 1993

3576\SUPDECS
10/2/90

91 Supp Declaration 4-2
at 2:30 o'clock. 1300
Tests: Margaret M. Cook, Clerk. Total 13.00

4491

SUPPLEMENTARY DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this ____ day of _____, 1990, by JOSEPH M. GIBSON and BRENDA C. GIBSON, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described in Exhibit "A" attached hereto; and

✓ WHEREAS, Grantor intends that the property described in Exhibit "A" hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described in Exhibit "A" attached hereto, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


JOSEPH M. GIBSON


BRENDA C. GIBSON

STATE OF VIRGINIA
CITY/COUNTY OF District of Columbia

:
: to-wit:

The foregoing instrument was acknowledged before me this 25th day of October, 1990, by JOSEPH M. GIBSON.

Elizabeth C. Keadle
NOTARY PUBLIC

My commission expires: _____
My Commission Expires September 30, 1991

STATE OF VIRGINIA Indiana :
CITY/COUNTY OF Marion : to-wit:

The foregoing instrument was acknowledged before me this 30th day of October, 1990, by BRENDA C. GIBSON.

Jeffrey W. Gier
NOTARY PUBLIC
JEFFREY W. GIER
NOTARY PUBLIC STATE OF INDIANA
MARION COUNTY
MY COMMISSION EXP. APR. 27, 1992

My commission expires: 27 April 1992

SPOTSYLVANIA COUNTY CIRCUIT COURT, SPOTSYLVANIA COUNTY, VIRGINIA. 4-2
1991. This Supp. Declaration was filed for record at _____
this day received in the office together with the fee of _____
to file thereon and to record at 2:30 o'clock. P. M. 1300
Teste: Margaret M. Cook, Clerk. 1300
Total 1300

SUPPLEMENTARY DECLARATION

TO

4438

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 23rd day of May, 1989, by GERALD J. DAVIS and SHIRLEY S. DAVIS, Grantor.


WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:


✓
Lot 129, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


GERALD J. DAVIS


SHIRLEY S. DAVIS

STATE OF VIRGINIA :
CITY/COUNTY OF Alexandria: to-wit:

The foregoing instrument was acknowledged before me this 22nd day of October, 1990, by GERALD J. DAVIS.

Leta J. Ferguson
NOTARY PUBLIC

My commission expires: Mar. 19, 1991

STATE OF VIRGINIA :
CITY/COUNTY OF Spotsylvania: to-wit:

The foregoing instrument was acknowledged before me this 23rd day of October, 1990, by SHIRLEY S. DAVIS.

William B. Steward
NOTARY PUBLIC

My commission expires: May 14, 1993

3576\SUPDECS
10/2/90

SPOTSYLVANIA COUNTY CIRCUIT COURT CLERK'S OFFICE, VIRGINIA, 4-2,
1991, This Deed Shipp Declaration was State Tax _____
this day received in this office together with the cer- County Tax _____
tificate thereon admitted to record at 2:30 o'clock. Transfer 7500
P. M. Recording 1300
Teste: Margaret M. Cook, Clerk. Add. Tax _____
Total 1300

SUPPLEMENTARY DECLARATION

4489

TO

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 26th day of July, 1989, by RONALD J. DUNCAN and THERESA DUNCAN, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓ Lot 132, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


RONALD J. DUNCAN


THERESA DUNCAN

STATE OF VIRGINIA
CITY/COUNTY OF Shelby County to-wit:

The foregoing instrument was acknowledged before me this 25th day of OCTOBER, 1990, by RONALD J. DUNCAN.

Luci A. Brooks
NOTARY PUBLIC

NOT
11/17/91

My commission expires: July 31 1993

STATE OF VIRGINIA
CITY/COUNTY OF Shelby County to-wit:

The foregoing instrument was acknowledged before me this 25 day of October, 1990 by THERESA DUNCAN.

Luci A. Brooks
NOTARY PUBLIC

NOT
11/17/91

My commission expires: July 31 1993

3576\SUPDECS
10/2/90

SPOKESMAN COUNTY CLERK'S OFFICE, VIRGINIA, 4-2,
1991. This Book 800 Page 820 was State Tax _____
this day received in this office together with the cer- County Tax _____
ificate thereon admitted to record at 2:30 o'clock. Transfer _____
P.M. Recording 1300
Teste: Margaret M. Cook, Clerk. Add. Tax 1300
Total 1300

SUPPLEMENTARY DECLARATION

4430

TO

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 23rd day of February, 1989, by CHARLES P. GALLAGHER and MARILYN J. GALLAGHER, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓
Lot 146, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


CHARLES P. GALLAGHER


MARILYN J. GALLAGHER

STATE OF VIRGINIA
CITY/COUNTY OF

:
: to-wit:

The foregoing instrument was acknowledged before me this 19 day of October, 1990, by CHARLES P. GALLAGHER.

Sharon P. Dumavant
NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 25, 1992

My commission expires: _____

STATE OF VIRGINIA
CITY/COUNTY OF

:
: to-wit:

The foregoing instrument was acknowledged before me this 19 day of October, 1990, by MARILYN J. GALLAGHER.

Sharon P. Dumavant
NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 25, 1992

My commission expires: _____

3576\SUPDECS
10/2/90

SPRINGFIELD COUNTY CLERK'S OFFICE, VIRGINIA
1411. This Deed Declaration was received in my office together with the 4-2 1900 13.00
testate thereon admitted to record at 2.30 o'clock P.M.
Teste: Margaret M. Cook, Clerk. Total 13.00

SUPPLEMENTARY DECLARATION

TO

4485 DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 3rd day of DECEMBER, 1990, by WILLIAM J. MANN and MARIAN G. MANN, Grantor.

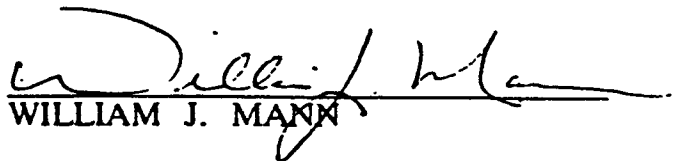
WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓ Lot 125, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


WILLIAM J. MANN


MARIAN G. MANN

STATE OF VIRGINIA
CITY/COUNTY OF

:
: to-wit:

The foregoing instrument was acknowledged before me this 3rd day of December, 1990, by WILLIAM J. MANN.

Rosalia J. Pribble
NOTARY PUBLIC

My commission expires: May 22, 1992

STATE OF VIRGINIA
CITY/COUNTY OF Spotsylvania: to-wit:

The foregoing instrument was acknowledged before me this 3rd day of December, 1990, by MARIAN G. MANN.

Rosalia J. Pribble
NOTARY PUBLIC

My commission expires: May 22, 1992

3576\SUPDECS
10/2/90

91 - Supp Declaration 4-2
Record at 2:30
Tests: Margaret M. Cook, Clerk. Total 13.00
13.00

SUPPLEMENTARY DECLARATION

TO

4486 DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 20th day of September, 1989, by LEE W. SCHOENFELD and SUSAN E. SCHOENFELD, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓ Lot 148, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.

Lee W. Schoenfeld
LEE W. SCHOENFELD

Susan E. Schoenfeld
SUSAN E. SCHOENFELD

STATE OF VIRGINIA
CITY/COUNTY OF Spotsylvania: to-wit:

The foregoing instrument was acknowledged before me this 8th day of December, 1990 by LEE W. SCHOENFELD.

L. Davis B. Hager II
NOTARY PUBLIC

My commission expires: May 14, 1993

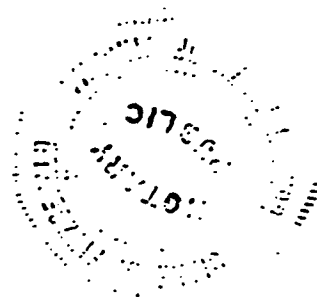
STATE OF VIRGINIA
CITY/COUNTY OF Spotsylvania: to-wit:

The foregoing instrument was acknowledged before me this 8th day of December, 1990, by SUSAN E. SCHOENFELD.

L. Davis B. Hager II
NOTARY PUBLIC

My commission expires: May 14, 1993

3576\SUPDECS
10/2/90



91 — Supp Declaration 4-2
p.d. 2:30 13.00
Teste: Margaret M. Carter, Clerk. Total 13.00

SUPPLEMENTARY DECLARATION

4187

TO

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 31st day of May, 1989, by WILLIAM E. BROWN and SARAH BROWN, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓ Lot 141, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.


WILLIAM E. BROWN


SARAH BROWN

STATE OF VIRGINIA :
CITY/COUNTY OF Bedford to-wit:

The foregoing instrument was acknowledged before me this 20th day of Oct, 1990, by WILLIAM E. BROWN.

Lori A. Brooks
NOTARY PUBLIC

My commission expires: July 31 1993

STATE OF VIRGINIA :
CITY/COUNTY OF Bedford to-wit:

The foregoing instrument was acknowledged before me this 19th day of October, 1990, by SARAH BROWN.

Lori A. Brooks
NOTARY PUBLIC

My commission expires: July 31 1993

3576\SUPDECS
10/2/90

Supp Declaration

2:30

4-2

1300

Margaret McCool

Clerk.

1300

SUPPLEMENTARY DECLARATION

TO

4.184 DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

THIS SUPPLEMENTARY DECLARATION is made as of this 30th day of October, 1989, by DENNIS M. STEPHENS and JAMES M. FALLS, Grantor.

WHEREAS, Grantor is the owner of certain property in the County of Spotsylvania, State of Virginia, which is more particularly described as follows:

✓
Lot 151, Section 2, CRYSTAL LAKE, as the same is duly dedicated, platted and recorded in Plat File 1 at Pages 463 through 466, among the land records of Spotsylvania County, Virginia.

WHEREAS, Grantor intends that the property described above hereto become subject to the Declaration of Covenants, Conditions & Restrictions for Fox Meadows Homeowners Association, Inc., recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County, hereinafter referred to as "Declaration".

NOW, THEREFORE, the Grantor hereby declares that all of the property described above, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration recorded in Deed Book 787 at page 203 among the land records of Spotsylvania County.

WITNESS the following signatures and seals.

Dennis M. Stephens
DENNIS M. STEPHENS

James M. Falls
JAMES M. FALLS

STATE OF VIRGINIA
CITY/COUNTY OF

:
: to-wit:

The foregoing instrument was acknowledged before me this 14 day of January, 1991, by DENNIS M. STEPHENS.

Suzanne H. Madice
NOTARY PUBLIC

My commission expires: July 14, 1992

STATE OF VIRGINIA
CITY/COUNTY OF

:
: to-wit:

The foregoing instrument was acknowledged before me this 14 day of January, 1991, by JAMES M. FALLS.

Suzanne H. Madice
NOTARY PUBLIC

My commission expires: July 14, 1992

3576\SUPDECS
10/2/90

4-2
91 Supp Declaration
record at 2:30
P. Margaret M. Baker
TSCB: Refund 13.00
36.00