

170000058

**AMENDMENT TO THE DECLARATION
OF CORROTOMAN-BY-THE-BAY ASSOCIATION**

(Change Annual Assessment Level)

THIS AMENDMENT TO THE DECLARATION OF CORROTOMAN-BY-THE-BAY ASSOCIATION ("Amendment") is made this 14th day of January, 2018 by CORROTOMAN-BY-THE-BAY ASSOCIATION, a Virginia nonstock corporation (the "Association) [Note to Clerk for recording purposes: index as both "Grantor" and "Grantee"].

RECITALS

A. By instrument entitled "This Declaration, by Northern Neck Recreational Development Corporation," dated June 9, 1967, and recorded July 12, 1967 in the Clerk's Office of the Circuit Court for Lancaster County (the "Clerk's Office") in Deed Book 149, Page 60 (which declaration, as subsequently amended, modified, and/or supplemented, shall be referred to as the "Declaration"), Northern Neck Recreational Development Corporation, as declarant ("Declarant") submitted certain real property more particularly described therein to the covenants, conditions, restrictions, easements, and liens contained therein.

B. Article Five, Section Three of the Declaration provides that the annual assessment is \$80.00 per original lot.

C. The Association desires to increase that amount to \$180.00.

D. Article Five, Section Five of the Declaration provides that the Association may change the maximum annual assessment via a vote of two-thirds of the voting members who are voting in person or by proxy at a meeting duly called for that purpose, as more particularly described therein.

E. The Association has complied with the requirements of Article Five, Section Five of the Declaration by obtaining a vote of two-thirds of the voting members who are voting in person or by proxy at a meeting duly called for that purpose, as more particularly described therein.

F. The Association has complied with the requirements of Virginia Code Section 55-515.1.F by obtaining ratifications of this Amendment by the requisite majority of lot owners, as evidenced by the Association President's execution of the certification below, that the requisite majority of the lot owners signed ratifications of this Amendment.

Prepared by and Return to:
William W. Sleeth III, Esq. (VSB # 77327)
LeClairRyan, A Professional Corporation
5425 Discovery Park Blvd., Suite 200
Williamsburg, VA 23188

NOW, THEREFORE, THE ASSOCIATION hereby declares that:

1. The second sentence contained in Article Five, Section Three of the Declaration (for the elimination of doubt: the reference to the second sentence includes the section heading as the first sentence) is hereby deleted in its entirety, and in place thereof is inserted the following:

The annual assessment shall be \$180.00 per Original Lot.

2. Except as modified by this Amendment, the Declaration shall remain in full force and effect.

WITNESS the following signatures and seals as of the date first written above.

[SIGNATURE PAGES FOLLOW]

EXECUTED on the date first written above.

Corrotoman-By-The-Bay Association,
a Virginia non-stock corporation

Signed: Robert T. Bennett

Printed: Robert T. Bennett

Title: President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF LANCASTER, to-wit:

The foregoing instrument was acknowledged before me, a Notary Public, this 17th day of January 2019, by Robert Bennett, who is either: personally known to me or who produced _____ as identification, as _____ of Corrotoman-By-The-Bay Association, a Virginia non-stock corporation, on its behalf.

My Commission Expires: September 30, 2019
Notary Public

Notary # 7649999



AFFIX NOTORIAL SEAL HERE:

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CERTIFICATION PURSUANT TO VIRGINIA CODE SECTION 55-515.1.F

As President of Corrotoman-By-The-Bay Association, I hereby certify that the foregoing Amendment has been approved by a vote of two-thirds of the voting members who are voting in person or by proxy at a meeting duly called for that purpose, as more particularly described in the Declaration, as evidenced by such owners' execution of ratifications of this Amendment.

Corrotoman-By-The-Bay Association,
a Virginia non-stock corporation

Signed: Robert T. Bennett

Printed: Robert T. Bennett

Title: President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF LANCASTER, to-wit:

The foregoing instrument was acknowledged before me, a Notary Public, this 17th day of January 2017, by Robert Bennett who is either: personally known to me, or who produced _____ as identification, as _____ of Corrotoman-By-The-Bay Association, a Virginia non-stock corporation, on its behalf.

My Commission Expires: September 30, 2019 [Signature]
Notary Public

Notary # 764997



AFFIX NOTORIAL SEAL HERE:

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INSTRUMENT #170000058
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF LANCASTER ON
JANUARY 17, 2017 AT 11:23AM
DIANE H. MUMFORD, CLERK
RECORDED BY: BNA