



# BY-LAWS

**BY-LAWS  
OF  
HILLCREST FARMS COMMUNITY ASSOCIATION, INC.**

**ARTICLE 1. GENERAL PROVISIONS.**

1.1. Identity--Purpose. These are the By-Laws of Hillcrest Farms Community Association, Inc. (the "Association"). This Association has been organized for the purpose of administering the affairs of the Association.

1.2. By-Laws Subject to Other Documents. The provisions of these By-laws are applicable to said Association and are expressly subject to the terms, provisions and conditions contained in the Articles of Incorporation of said Association, referred to herein as the "Articles"), and the Declaration of Covenants, Conditions and Restrictions for Hillcrest Farms Community Association, Inc. (referred to herein as "Declaration") which will be recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, at the time said property is submitted.

1.3. Applicability. All Lot Owners, tenants and occupants, their agents, servants, invitees, licensees and employees and others that use the Property, or any part thereof, are subject to these By-laws and the documents referred to in Article 1.2 hereof.

1.4. Office. The office of the Association shall be at the Property or such other place designated by the Board of Directors of the Association.

1.5. Seal. The seal of the Association shall bear the name of the Association, the word "Virginia", and the year of incorporation.

1.6. Authority. Current Property Owners Association Act.

1.7. Definitions. All definitions set forth in the Declaration and Exhibits attached thereto are hereby adopted by reference as though set forth herein verbatim.

**ARTICLE 2. MEMBERSHIP; VOTING; PROXIES; RULES OF ORDER.**

2.1. Qualification of Members, etc. The qualification of members, the manner of their admission to membership and termination of such membership, and voting by members shall be as set forth in the Declaration, Articles and in these By-laws.

2.2. Corporate or Multiple Ownership of a Lot. The vote of the owners of a Lot owned by more than one person or by a corporation or other entity shall be cast by the person named in a certificate

designating the "Voting Member". Such certificate will be signed by all of the owners of such Lot, or the proper corporate officer, filed with the Secretary of the Association, and shall be valid until revoked by subsequent certificate. If such a certificate is not so filed the vote of such owners shall not be considered in determining a quorum or for any other purpose unless a valid proxy is filed as provided below. In the absence of a certificate, in the event that any person appears at a meeting on behalf of a corporation or multiple owner and such person is not challenged by any co-owner present or corporate officer, then such person may cast votes as the representative of such Lot at such meeting.

2.3. Voting; Proxy. Votes may be cast in person or by proxy. Proxies shall be valid only for the particular meeting designated thereon, except as provided in Article 3.5 below, and must be filed with the Secretary before the appointed time of the meeting. Where a Lot is owned by more than one person or a corporation or other entity the proxy must be signed by the "Voting Member", or by all the owners of such Lot, or the proper corporate officer. No such proxy shall be revocable except by actual notice to the person presiding over the meeting, by the lot owner or by any of such persons, that it be revoked. Any proxy shall be void if it is not dated, or if it purports to be revocable without notice as aforesaid, or if the signatures of any of those executing the same has not been witnessed by a person who shall sign his full name and address. The proxy of any person shall be void if not signed by a person having authority, at the time of the execution thereof, to execute deeds on behalf of that person.

2.4. Voting. Each Owner, subject to the provisions of Article 2.2 hereof, shall be entitled to cast the number of votes allocated to his Lot. The votes allocated to each Lot shall equal the numerator of the fraction constituting the Lot's Percentage Interest in the Common Area if expressed as a fraction. The vote of such Lot shall not be divisible.

2.5. Majority. Except where otherwise required by the provisions of the Articles, these By-laws, the Declaration, or where the same may otherwise be required by law, the affirmative vote of the Owners having a majority of the votes represented at any duly called meeting at which a quorum is present shall be binding upon the members.

### **ARTICLE 3. ANNUAL AND SPECIAL MEETINGS OF MEMBERSHIP.**

3.1. Annual Meeting. The first annual meeting of the Members shall be held within one (1) year from the date of closing of the first Lot to a Public Purchaser within the Association and each subsequent regular annual meeting of the Members shall be held during the same month each year thereafter (October annually).

3.2. Special Meeting. Special meetings of the Members may be called at any time by the President or the Board of Directors, or upon any written request of the Members who are entitled to vote one-fourth (1/4) of all the votes outstanding.

3.3. Notice of Meeting; Waiver. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting to each member, unless such notice is waived in writing. Such notice will be written and will state the time, place and object for which the meeting is called. Such notice shall be given or mailed to each member not less than twenty-one (21) days nor more than sixty (60) days prior to the date set for a regular meeting. Such notice shall be given or mailed to each member not less than seven (7) days nor more than thirty (30) days prior to a special meeting. If hand delivered, receipt of such notice shall be deemed to be properly given when deposited in the United States mail, postage prepaid, addressed to the member at his post office address as it appears on the records of the Association.

3.4. Quorum and Adjournment of Meetings. The presence at the meeting of Members, in person or by proxy, entitled to cast one-tenth (1/10) of the votes of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

3.5. Chairman. At all meetings of membership, the President shall preside, or in his absence, the Board of Directors shall select a chairman.

3.6. Order of Business. The order of business at annual members' meetings, and, as far as practical, at any other members' meeting, shall be:

- 3.6.1. Calling of the roll and certifying of proxies;
- 3.6.2. Proof of notice of meeting or waiver of notice; establishment of quorum
- 3.6.3. Reading of minutes;
- 3.6.4. Reports of Officers;
- 3.6.5. Reports of Committees;
- 3.6.6. Election of Inspector of the Election (when so required);
- 3.6.7. Election of Directors;

3.6.8. Unfinished business;

3.6.9. New business;

3.6.10. Adjournment.

#### **ARTICLE 4. BOARD OF DIRECTORS.**

4.1. Management of Association. The affairs of the Association shall be managed by a Board of Directors (hereafter referred to as "Board") consisting of five persons.

4.2. Election of Directors. At the annual meeting of the Members members shall elect the directors for a three (3) year term.

4.3. Nomination. Nomination for election to the Board of Directors shall be made by any member of the Board of Directors. Any homeowner nominated for the board must be in total compliance with the bylaws and architectural guidelines. Nominations may also be made from the floor at the annual meeting subject to procedural rules adopted by the Board. Such rules shall not be established so as to exclude any Member desiring to be a candidate or desiring to submit the name of a candidate from so doing. The Board of Directors shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

4.4. Election. Election to the Board of Directors shall be by secret ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

4.5. Organizational Meeting. The organization meeting of a newly elected Board shall be held within ten (10) days of their appointment, at such time and at such place as shall be fixed by the directors at the meeting at which they were elected and no further notice of the organizational meeting shall be necessary, PROVIDED, a quorum shall be present.

4.6. Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of the time and purpose of regular meetings shall be given to each director, personally or by mail, telephone or telegram, at least three (3) days prior to the day named for such meeting, unless notice is waived. Meetings shall be open to all Owners, and notice thereof shall be given by a newsletter, E-mail, Official Association internet homepage or it shall be posted conspicuously on the Property at least three (3) days in advance, except in an emergency.

4.7. Special Meetings. Special meetings of the Board may be called by the President or any other two officers. Except in an emergency the notice shall be given as provided in Article 4.7 above and shall state the time, place and purpose of the meeting.

4.8. Waiver. Any director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice. Attendance shall be deemed a waiver.

4.9. Quorum. A quorum at a directors' meeting shall consist of the directors entitled to cast a majority of the votes of the entire Board. The acts of the Board approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Board except as specifically otherwise provided for in the Articles, these By-laws of the Declaration. If any directors' meeting cannot be convened because a quorum has not attended, or because the greater percentage of the directors required to constitute a quorum for particular purposes have not attended, (wherever the later percentage of attendance may be required as set forth in the Articles, these By-laws, or the Declaration) the directors who are present may adjourn the meeting, from time to time, until a quorum, or the required percentage of attendance if greater than a quorum, is present. At any adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such director for all purposes including determining a quorum, provided that the same be accomplished within ten (10) days from the date of the meeting.

4.10. Presiding Officer. The presiding officer shall be the President of the board. In the absence of the President, the following order of authority shall be the Vice President followed by the next senior member of the board.

4.11. Resignation and Removal. A director may resign by giving written notice thereof. A director shall be deemed to have resigned upon his termination of membership in the Association or upon his default for thirty (30) days of any of the provisions of covenants of the Declaration and Exhibits attached thereto; and any three consecutive Board meetings. Exception to this shall be approved by 2/3 of the Board of Directors. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or remaining Members of the Board and shall serve for the unexpired term of his predecessor.

4.12. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

4.13. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

4.14. Powers and Duties. The powers and duties of the Association may, subject to the limitations set forth herein and in the Act, be exercised by the Board, in the Board's sole discretion. Such powers shall include without limiting the generality of the foregoing, the following:

4.14.1. To adopt the budget of the Association upon majority vote of the directors.

4.14.2. To make, levy and collect assessments against members and members' Lots to defray the cost of the Common Expenses, and to use the proceeds of said assessments in the exercising of the powers and duties granted to the Association.

4.14.3. To provide for the maintenance, repair, replacement, operation, improvement and management of the common grounds and facilities wherever the same is required to be done and accomplished by the Association for the benefit of its members.

4.14.4. It is understood that the assessments must be sufficient to provide for the payment of all anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. Accordingly, the Board is given the power to adopt special assessments providing for any previously unanticipated expenses. Special assessments shall be limited to those items, which are necessary and all other items, which can reasonably be deferred to the regular budgetary meeting shall be so deferred.

4.14.5. Upon consent of the membership to administer the reconstruction of improvements after casualty and the further improvement of the property, real and personal.

4.14.6. To adopt and amend administrative rules and regulations governing the details of the operation and use of the Common Areas, real and personal, in the Association, so long as such rules and regulations or amendments thereto do not conflict with the rights, privileges, restrictions and limitations which may be placed upon the use of such property under the terms of the Declaration and Exhibits attached thereto.

4.14.7. To acquire, operate, lease, manage and otherwise trade and deal with property, real and personal, including Lots in the Association on behalf of the Association, as may be necessary or convenient in the operation and management of the Association and in accomplishing the purposes set forth in the Declaration.

4.14.8. To contract on behalf of the Association for the management of the Property and to delegate to such contractor such powers and duties of the Association as the directors deem fit, to lease or concession such portions thereof and to ratify and confirm any existing leases or concessions of any part of the Property.

4.14.9. To enforce, by legal means, the provisions of the Declaration and any Exhibits attached thereto and the Rules and Regulations promulgated governing the use of the Property.

4.14.10. To cause the Association to pay all taxes and assessments of any type which affect any part of the Property, other than Lots (unless owned by the Association) and the appurtenances thereto, and to assess the same against the members and their respective Lots.

4.14.11. To cause the Association to carry insurance for the protection of the members and the Association against casualty and liability as required by the Declaration.

4.14.12. To cause the Association to pay all costs of power, water, sewer and other utility services rendered to the Association, which is not the specific responsibility of the owners of the separate Lots.

4.14.13. To cause the Association to employ personnel, for reasonable compensation, to perform services required for proper administration of the purposes of the association, including accountants, attorneys, contractors and other professionals.

4.14.14. The Association shall have the right, when determined by the Board of Directors to be in the best interests of the Association, to grant exclusive licenses, easement, permits, leases, or privileges to any individual or entity, including Non-Lot Owners, which affect Common Areas and to alter, add to, relocate or improve Common Areas.

4.15. Committees. The Board may delegate portions of its responsibilities to committees established for that purpose.

4.16. Manner of Collection of Common Expenses. The provisions of Article V of the Declaration setting forth the manner of collection of Common Expenses and other charges are incorporated herein by reference.

## **ARTICLE 5. OFFICERS.**

5.1. Generally. The officers of the Association shall be a President, one Vice Presidents, a Treasurer, a Secretary, and, one



Member at Large, all of whom shall be elected annually by the Board and who may be peremptorily removed by a simple majority vote of the directors at any meeting. No person may hold two or more offices. The Board may, from time to time, elect such other officers and designate to manage the affairs of the Association. All Board members may be assigned liaison duties for specified committees.

5.2. President. The President shall be the chief executive officer of the Association. The President shall have all of the powers and duties which are usually vested in the office of President of an Association, including, but not limited to, the power to appoint committees from among the members, from time to time, as he may, in his discretion, determine appropriate to assist in the conduct of the affairs of the Association. The President shall be a member of the Board. The President is prohibited from making or seconding proposed motions during any official meetings.

5.3. Vice President. The Vice President shall in the absence or disability of the President, exercise the powers and perform the duties of President. The Vice President shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the directors or President.

5.4. Secretary. The Secretary shall keep the minutes of all proceedings of the directors and the members, attend to the giving and servicing of all notices to the members and directors, have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed, keep the non-financial records of the Association, and shall perform all other duties incident to the office of Secretary of an Association and as may be required by the directors or President. The Assistant Secretary, if any, shall perform the duties of Secretary when the Secretary is absent.

5.5. Treasurer. The Treasurer shall have custody of all of the funds, securities and evidence of indebtedness of the Association. The Treasurer shall keep the assessment rolls and accounts of the members and the books of the Association in accordance with good accounting practices and shall perform all other duties incident to the office of Treasurer.

5.6. Member at Large. The Member at Large will provide additional information to the other Board Members and carry out any other major projects as deemed necessary by the Board which don't normally fall under the scope of the other Board Members.

5.7. Delegation of Board members responsibilities. Any Board members responsibilities may be delegated to a management group and overseen by that board member.

## **ARTICLE 6. FISCAL MANAGEMENT; ASSESSMENTS; LIENS.**

The provisions for fiscal management of the Association set forth in the Declaration shall be supplemented by the following provisions:

6.1. Manner and Notification. The Board of Directors shall, fix and determine the sums necessary to pay all the Common Area expenses, and other fees of the Association, including maintenance of proper reserves, pursuant to the provisions of the Declaration, Articles and these By-laws. The same shall be assessed against the Owners as provided in the Declaration and all the Exhibits attached thereto.

6.2. Payments of Assessments. Except as specified to the contrary, funds for the payment of Common Expenses shall be assessed against the Owners in the proportions provided in the Declaration. Said assessments shall be payable, without notice, unless otherwise required by the Board. Special assessments, should such be required by the Board, shall be levied in the same manner as herein before provided for regular assessments, except notice thereof shall be given, and shall be payable in the manner determined by the Board. FAILURE TO PAY ANY ASSESSMENT WITHIN TEN (10) DAYS FROM THE DATE DUE, SHALL ENTITLE THE ASSOCIATION TO LEVY A LATE CHARGE AGAINST THE DEFAULTING LOT OWNER OF 10% OF THE AMOUNT OF SUCH ASSESSMENT, AND A LIKE AMOUNT EACH THIRTY DAYS THEREAFTER IF SUCH ASSESSMENT IS NOT PAID. THE PARTIES AGREE THAT THE LATE CHARGE IS NOT A PENALTY BUT IS VALID LIQUIDATED DAMAGES.

6.3. Proposed Budget. A copy of the proposed one (1) year budget shall be mailed to Owners not less than thirty (30) days prior to the Board of Directors meeting at which the budget will be considered together with a notice of the meeting. If the proposed budget is not adopted prior to the start of the new budget period, an assessment shall be presumed to be made in the amount of the last prior assessment and monthly installments on such assessments shall be due upon each installment payment date until changed by an amended assessment. In the event the assessments prove to be insufficient, the budget and assessments shall be amended at a meeting called for that purpose. Upon adoption, the budget shall be mailed to each Owner within thirty days of the date of adoption.

6.4. Depository; Withdrawals. The depository of the Association shall be such bank or banks as shall be designated, from time to time, by the directors and in which the monies from such accounts shall be only by checks signed by such persons as are authorized by the directors. Should the Association employ a Managing Agent, and should in the course of such employment said Managing Agent be charged with any responsibilities concerning control of any of the funds of the Association, then, and in such event, any Agreement with such Managing Agent pertaining to the deposit and withdrawal of monies shall supersede the provisions hereof during the term of

any such agreement.

6.5. Records. The Association shall maintain records and make available written summaries thereof as required by the Property Owners Act and the Declaration. In addition, an audited financial statement shall be prepared annually and supplied to the membership prior to the adoption of the next ensuing year's budget.

6.6. Fidelity Bonds; Proviso. Fidelity bonds may be obtained by the Board for the Treasurer, and all officers and employees of the Association handling or responsible for the Association's funds, and for any contractor handling or responsible for Association's funds. The amount of such bonds shall be determined by the directors. The premiums on such bonds shall be paid by the Association.

6.7. Fiscal Year. The fiscal year of the Association shall begin on the first day of January of each year.

6.8. Acceleration of Payment of Installments of Assessments. If an Owner shall be in default in the payment of an installment upon any assessment, the Board may in its sole discretion accelerate the remaining installments for the current fiscal period. Upon notice thereof to the Owner, the accelerated assessment shall immediately become due upon the date stated in the notice, which shall not be less than fifteen (15) days after delivery of or the mailing of such notice to the Owner.

6.9. Default in Payment of any Assessment; Lien. In the event of a default by an Owner in the payment of any assessment, the Association shall have all rights and remedies provided by law, including, but not limited to, those provided by the current Property Owners' Association Act. A defaulting Lot Owner shall be liable for reasonable attorneys fees and for court costs incurred by the Association incident to the collection of such assessment or enforcement of its lien. Nothing herein contained shall bar a suit to recover a money judgment for unpaid assessments without waiving the lien securing the same.

## ARTICLE 7. COMPLIANCE.

7.1. Violation by Member; Remedies. In the event of a violation (other than the nonpayment of an assessment) by the Lot Owner of any of the provisions of the Declaration, these By-laws, or Rules and Regulations adopted pursuant to any of same, the Association shall notify the Owner by written notice of said breach, transmitted by mail, and if such violation shall continue for a period of ten (10) days from the date of notice, the Association shall have the right to treat such violation as an intentional, inexcusable and material breach thereof, and the Association may then pursue any remedy available. No action taken shall be deemed

an "election of remedies". Any violations which are deemed by the Board to be a hazard to public health or safety may be corrected immediately as an emergency matter by the Association and the cost thereof shall be charged to the Owner as a specific item and shall be a lien against said Lot with the same force and effect as if the charge was a part of the Common Expenses attributable to such Owner. In the event of a non-continuing default making the notice period impractical, the Association may take such punitive action, including, but not limited to, the suspension of privileges for reasonable periods of time without a corresponding reduction in assessments. The Association, through its Board of Directors, shall have the power to assess reasonable charges against any lot owner for any violation of the instruments or Rules and Regulations by the Owner, his family members, tenants, guests or other witnesses. Before any such charges may be assessed, the Owner shall be given an opportunity to be heard and to be represented by counsel before the Board of Directors or such other tribunal as may be designated by the Declaration, Bylaws or the Board of Directors. Notice of such hearing shall, at least fourteen days in advance thereof, be hand delivered or mailed by registered or certified United States mail, return receipt requested, to such owner at the address or addresses required for notices of meetings. The amount of any charges so assessed shall not exceed ten dollars per day for a single offense. For repeated offenses of the same nature a fine of fifty dollars in addition to the ten dollars per day will be levied.

7.2. No Waiver. The failure of the Association or of a Lot Owner to enforce any right, provision, covenant or condition which may be granted by any of the provisions of the Declaration shall not constitute a waiver of the right of the Association or Lot Owner to enforce such right, provision, covenant or condition in the future.

7.3. Surviving Liability. Termination of membership in the Association shall not relieve said party from any liability, financial or otherwise, incurred by said party while a member and shall in no way impair any rights that the Association has, or may have had, against the terminating member.

## **ARTICLE 8. LIMITATION OF LIABILITY.**

Notwithstanding the duty of the Association to maintain and repair the Property, the Association shall not be liable for injury or damage caused by a latent condition in the property nor the injury or damage caused by the elements, or by other owners or persons.

## **ARTICLE 9. PARLIAMENTARY RULES.**

Roberts Rules of Order (latest edition) shall govern the conduct of Association proceedings when not in conflict with the Declaration, the Articles, these By-laws, or with the Act.

**ARTICLE 10. AMENDMENTS TO BY-LAWS.**

Amendments to By-laws as hereinafter defined and provided for, shall be proposed and adopted in the following manner:

10.1. Proposal. Amendments to these By-laws may be proposed by the Board acting upon vote of the majority of the Directors or by members of the Association having twenty-five percent (25%) of the votes in the Association, whether meeting as members or by an instrument in writing signed by them.

10.2. Call for Meeting. Upon any amendment or amendments to these By-laws being proposed by said Board or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other officer of the Association in the absence of the President, who shall thereupon call a Special Joint Meeting of the members of the Board and the membership for a date not sooner than fourteen (14) days or later than sixty (60) days from receipt by such officer of the proposed amendment or amendments. It shall be the duty of the Secretary to give to each member written or printed notice of such meeting in the same form and in the same manner as notice of the call of a special meeting of the membership is required as herein set forth.

10.3. Vote Necessary; Recording. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of 66 2/3% of the entire membership of the Board and by an affirmative vote of the members having 67% of the votes in the Association. Thereupon, such amendment or amendments to these By-laws shall be transcribed, certified by the President or a Vice President and Secretary or Assistant Secretary of the Association, and a copy thereof shall be recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia.

**ARTICLE 11. BY-LAWS PERTAINING TO USE AND DECORUM.**

11.1. Definition. "Use" and "Decorum" as used herein shall refer to matters pertaining to dress, decorum, noise, use of Lots and Use of Common Area.

11.2. Scope; Remedy for Violation. These By-laws are reasonably calculated to promote the welfare of the Owners. The violation of such By-laws shall bar any Owner or his family and invitees from the use of the Common Area, as the Board may deem appropriate, and shall subject any person violating the same to any liability imposed by the Declaration and these By-laws.

11.3. Rules and Regulations. The Association may promulgate Rules and Regulations concerning the use of the Property and shall have the dignity of By-laws.

## ARTICLE 12. INDEMNIFICATION.

12.1. Officers and Directors. The Association shall and does hereby indemnify and hold harmless every director and every officer, including the first officers and directors, his heirs, executors and administrators, against all loss cost and expenses reasonably incurred by him in connection with any action, suit or proceeding, to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such director or officer may be entitled.

12.2. Insurance. The Association may, if available, at the Association's expense, purchase director's liability insurance and shall cause the directors, from time to time serving, to be named insured.

## ARTICLE 13. OWNERS RESPONSIBILITY CONCERNING LIENS AND TAXES.

13.1. Liens and Taxes. All liens and special assessments against a Lot, other than for permitted mortgages, taxes or special assessments, shall be satisfied as soon as possible after the date the lien or assessment attaches. (within 90 days pursuant to Section 55-66.3 of the Code of Virginia)

**Exhibit A**  
**to Supplemental Declaration**  
**for Hillcrest Farms**  
**Homeowners Association**  
**One Line Report**



Criteria: (SUBDIV PUB=HILLCREST FARMS) ORDERED BY PIN PUB

## Virginia Beach Quick Report

PARCEL ID	PROPERTY ADDRESS	OWNER	SALE DATE
14744498450000	4428 BEAR TRL	SHAW JOSEPH A & ANN M	11/09/95
14744498920000	4424 BEAR TRL	WILLIAMS CHANNING G II & SHA	03/01/02
14744550560000		HILLCREST FARMS COMMUNITY ET	01/31/95
14744551830000	2408 SAVANNAH TRL	CASMER DENNIS R & PEGGY A	09/25/97
14744552100000	2412 SAVANNAH TRL	ALBEE DONALD J	02/11/97
14744552380000	2416 SAVANNAH TRL	ARRINGTON SONYA A	12/27/96
14744562940000	2417 SAVANNAH TRL	MORLEY FRANCIS D & ELIZABETH	10/06/99
14744563050000	2420 SAVANNAH TRL	WHITE ALFRED	10/08/98
14744564610000	2424 SAVANNAH TRL	DOZIER APRIL & DAVID G	01/04/99
14744570220000		HILLCREST FARMS COMMUNITY ET	01/31/95
14744571780000	2405 SAVANNAH TRL	MILLER BRAXTON R SR & BRINAD	07/08/99
14744573510000	2425 SAVANNAH TRL	LATHAM MICHAEL A & BRENDA CL	09/26/96
14744574280000	2428 SAVANNAH TRL	WYNNS KELLIE JENKINS & FRANK	06/23/99
14744575840000	2432 SAVANNAH TRL	WILLIAMS RUSELL L	11/16/01
14744581100000	2401 SAVANNAH TRL	COLEY DELMUS R & PHYLLIS B	02/20/96
14744582370000	2405 NEEDLE CT	TORRES JOSE T & ADELA	02/28/02
14744583280000	2429 SAVANNAH TRL	SCHUG CHARLES & DENICE F	02/04/98
14744586300000	2436 SAVANNAH TRL	BAXTER OSCAR F V & JOANNE R	04/30/01
14744586970000	2440 SAVANNAH TRL	PUTNAM JR JOHN W	06/27/02
14744592020000	2409 NEEDLE CT	JONES WILLIAM S	07/31/00
14744594270000		BAYMARK CONSTRUCTION CORPORA	06/10/94
14744595940000	2445 SAVANNAH TRL	PIERCE CARY T & YVONNE F	10/01/01
14744597700000	2444 SAVANNAH TRL	GIST DELBERT WALTER & ANGERL	05/26/98
14745389430000		HILLCREST FARMS COMMUNITY AS	01/09/95
14745399350000	4408 PORTNOY CT	BROWN JOHN C & TERRI LEE	07/25/97
14745407730000	4429 BEAR TRL	GUERRIER MONA	02/08/96
14745409390000	4420 BEAR TRL	GIER HARRY D JR & COLLEEN J	07/03/96
14745415640000		HILLCREST FARMS COMMUNITY AS	01/25/95
14745416640000	4408 TELAC CT	THOMPSON WILLIAM C & ANDREA	02/15/96
14745417390000	4425 BEAR TRL	KEMPPAINEN BRYAN D & CRYSTAL	02/01/96
14745418480000	4421 BEAR TRL	VARGAS PATRICK B & ANNE ROTH	02/26/02
14745427120000	4404 TELAC CT	MITCHELL JAMES W & JOANN	09/29/97
14745427960000	4400 TELAC CT	KUEHN LINDA J & MARK A	07/17/00
14745428380000	4417 BEAR TRL	ROSENSHEIN JOSEPH S & HELENE	11/14/01
14745429860000	4413 BEAR TRL	ALLRED RICHARD K & TERESA A	06/12/96
14745435030000	4409 TELAC CT	WATTS TRACY C & KRISTI A	05/28/99
14745436620000	4401 TELAC CT	CRAIG KAREN L	07/17/01
14745438240000	4408 CROW WING DR	GROHOWSKI MICHAEL E & TINA K	11/18/96
14745439720000	4404 CROW WING DR	STARNES DAVID W & BARBARA J	12/04/95
14745444030000	4448 CROW WING DR	LUCAS MILES & SHEL L	11/01/95
14745445250000	4424 CROW WING DR	BADROYEN JAMES J & HELGA E	12/02/98
14745445800000	4440 CROW WING DR	GARGIULO RALPH J & KELLY M	02/01/02
14745446880000	4421 CROW WING DR	JARVIS ARCHIE L & SUSAN C	06/10/98
14745447340000	4413 CROW WING DR	MANGANTI IGNACIO B JR & MYRN	04/09/97
14745448820000	4405 CROW WING DR	KELLER RICHARD BRYAN RUSS ET	03/25/97
14745449290000	4400 CROW WING DR	TACHE PATRICK A & CYNTHIA J	10/04/95
14745452510000		HILLCREST FARMS COMMUNITY AS	01/09/95
14745452590000	4453 CROW WING DR	PILAPIL DANILO T & AMPARO D	10/03/96
14745457720000	4429 CROW WING DR	SAWYER BLAIR E & JACQUELINE	08/01/96

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14745458390000	2489	SAVANNAH TRL	JARVAS PHILIP	07/03/02
14745463150000	4449	CROW WING DR	ROBERTS MARTHA L	06/04/02
14745464530000	4445	CROW WING DR	GRADEL ROBERT S & MARYBETH T	08/01/95
14745465520000	4441	CROW WING DR	BAKER JOHN E JR & YOLANDA R	06/03/96
14745465790000	4437	CROW WING DR	ROLLMAN RAYMOND T III	05/21/99
14745466570000	4433	CROW WING DR	PETROCK CHRISTOPHER TODD	09/29/00
14745467880000	2497	SAVANNAH TRL	DENARDO JAMES L & JUNE T	07/28/95
14745468010000	2493	SAVANNAH TRL	NOLDER SAMUEL W & MARIANNE	03/20/97



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14745471150000	2500 ROAN TRL	CHRISTY LARRY D & MARIE B	02/01/96
14745472630000	2504 ROAN TRL	GUY TERRY L & LINDA D	12/27/96
14745474470000		HILLCREST FARMS COMMUNITY AS	01/25/95
14745475950000	4352 HILLCREST FARMS CIR	MCNAMEE WAYNE A	03/12/01
14745476650000	4356 HILLCREST FARMS CIR	ANDERSON GENE R	05/21/02
14745477550000	4360 HILLCREST FARMS CIR	CAVE DAVID E & JUNE S	03/27/02
14745479160000	2492 SAVANNAH TRL	PFUND GARY & DONNA MITCHELL	12/29/98
14745479820000	2500 SAVANNAH TRL	VICKERS STANLEY & CATHY E	11/05/98
14745480440000	2501 ROAN TRL	DUCK JAMES ALTON	07/06/00
14745482460000	2508 ROAN TRL	CAINES DARRYLE B	07/22/96
14745483480000		HILLCREST FARMS COMMUNITY AS	01/09/95
14745491110000	2509 ROAN TRL	ROSSIGNOL ROY R & SHAUN C	05/20/96
14745493110000	2512 ROAN TRL	CARAS ASTERIO P & ARSENIA A	06/10/98
14745494140000	4344 HILLCREST FARMS CIR	JACAS ANTHONY & MARIE S	05/03/01
14745500760000	4416 BEAR TRL	CHAVEZ NEMESIO C	02/05/02
14745503190000	2408 NEEDLE CT	BARRETT JEFFREY G & KARIN A	06/23/97
14745504670000	2453 SAVANNAH TRL	OSMANSKI JOSHU & SARA J	06/28/99
14745511220000	4408 BEAR TRL	BROWN ABOLPH III & LILLIAN A	01/02/97
14745512600000	4404 BEAR TRL	HARRIS PAUL N & DORIS	02/18/99
14745520440000	4409 BEAR TRL	STEWART MICHAEL & FRANCINE	03/18/96
14745522170000	4400 BEAR TRL	GEORGE MARY E & HILL JENNIF	02/08/00
14745530670000	2477 SAVANNAH TRL	JEWELL RHONDA K & DONNA J TE	03/07/00
14745531040000	2473 SAVANNAH TRL	QUICHO JOSELITO P & NIDA M	10/02/95
14745539960000	2409 KUMBAYA CT	SWANSON CHARLES H & CAROL A	09/01/00
14745551500000		HILLCREST FARMS COMMUNITY ASS	01/25/95
14745560510000	2488 SAVANNAH TRL	WALTER KEVIN R & SANDRA L	02/22/01
14745570930000	4372 HILLCREST FARMS CIR	RUIZ JIMMY & ELIZABETH	08/06/96
14745577410000	2408 KUMBAYA CT	BAYMARK CONSTRUCTION CORPORA	06/10/94
14745580950000	4376 HILLCREST FARMS CIR	BINGER DANNY LEE & DONNA K	05/02/96
14745590870000	4380 HILLCREST FARMS CIR	KNAPP LEO E JR & LUCY D	03/08/99
14745591180000	2425 SANDYFALLS WAY	ZIMMERMAN ROBERT A	01/29/02
14745593210000	2405 SANDYFALLS WAY	TROYAN WILLIAM L & CYNTHIA S	10/17/97
14745594610000	2401 SANDYFALLS WAY	CAVANAUGH PAUL R & VICTORIA	02/26/98
14745621510000	2401 KUMBAYA CT	PIPPENS STEPHEN J & JULIE R	08/23/01
14745630230000	2405 KUMBAYA CT	HUNT DAVID T & SHARAY A	11/17/99
14745632700000	4197 ELBOW RD	KENNYBREW REGINALD P & TABIT	07/10/01
14745641840000	2404 KUMBAYA CT	LELACHE KEITH J & JOSIE M	04/25/01
14745642540000	4193 ELBOW RD	KETRICK GERALD F & CATHERIN	10/16/01
14745652260000	4189 ELBOW RD	TOMPULIS MATTHEW A & SANDRA	11/16/00
14746308730000	4409 PORTNOY CT	ELLIOTT JOHNNIE L & TRACY G	10/12/95
14746318390000	4405 PORTNOY CT	REYNOLDS DONALD O	09/30/96
14746319950000	2537 ROAN TRL	HUTCHISON JOSEPH L III & KAR	11/02/95
14746329980000	2541 ROAN TRL	ADAMS MAURICE D & D M MILLNE	05/24/01
14746336200000	4412 VELVET CT	NORMAN WILLIAM A & SHARON M	06/08/99
14746336860000	4408 VELVET CT	BAYSE RICHARD E & SHERRY T	04/11/02
14746339420000	2672 EAGLES LAKE RD	SLATER RONALD R	05/30/02
14746344770000	4413 VELVET CT	PANAGUITON NORVIR B & MARITE	01/30/98
14746347410000	4404 VELVET CT	FLORES PACIFICO M & NADRELAI	06/30/97
14746348170000	2668 EAGLES LAKE RD	DAUTRICH ROBERT J JR & JANE	07/16/96
14746348710000	2664 EAGLES LAKE RD	DENNIS LADREW E & KIWANIA TE	06/23/99
14746355350000	4409 VELVET CT	HANKINSON STANLEY & BARBARA	12/11/96

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14746358930000	2652	EAGLES LAKE RD	DEDOMINICK ROBERT F & JEANNE	08/28/97
14746357240000	2660	EAGLES LAKE RD	WALLACE ELIZABETH G & S D HA	02/17/98
14746359650000	2669	EAGLES LAKE RD	ULMER MONTE L & DANA M	06/22/01
14746363070000	4408	TALBOT CT	ZUNIEGA LEAH M	09/01/00
14746364260000	4404	TALBOT CT	BRAMLETT EDWARD JR & DAWN M	08/04/97
14746365450000	2648	EAGLES LAKE RD	EYER ROBERT J & JODY LYNN	10/03/97

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14746368170000	2665 EAGLES LAKE RD	WOS ROBERT & BOZENA T	07/02/99
14746368600000	2661 EAGLES LAKE RD	WILLIAMS ERIC J	02/20/98
14746369840000	2505 PINTO DR	HOSTETTER CURTIS GENE	06/17/99
14746371190000		HILLCREST FARMS COMMUNITY AS	07/31/95
14746372370000	4409 TALBOT CT	KING ROBBIN H SR & CYNTHIA S	03/12/97
14746373920000	4405 TALBOT CT	WILSON RODGER & SANDRA L	12/09/96
14746375200000	2644 EAGLES LAKE RD	BARKER BUFORD DENNIS JR & KR	05/14/99
14746376560000	2649 EAGLES LAKE RD	PICANO MARY M	01/15/98
14746377130000	2653 EAGLES LAKE RD	HARRIS MICHELLE J	08/31/00
14746378580000	2509 PINTO DR	JOHNSON SCOTT E & MARLA M	05/24/99
14746381470000	4408 TRIGGER CT	STEADMAN DAVID L & WENDY L	07/11/97
14746382950000	4404 TRIGGER CT	DEMILLO PRIMITIVO & CORAZON	10/01/96
14746383490000	4401 TALBOT CT	HARDMAN KYLE E & AMY E	07/23/99
14746385290000	2645 EAGLES LAKE RD	CAROLINO HAZAEL R JR	09/20/96
14746386870000	2525 PINTO DR	BENA PARKER J & KAREN S	07/01/98
14746387440000	2517 PINTO DR	MITCHELL BENJAMIN G JR & OLY	10/28/96
14746388010000	2513 PINTO DR	WILKES DARRYL & KIMBERLY KEE	10/02/01
14746390860000	4413 TRIGGER CT	DAVIS LONNIE L & SHIRLEY M	04/16/99
14746393220000	2632 EAGLES LAKE RD	WRIGHT JAIME A & THELMA M	07/29/99
14746395310000	2637 EAGLES LAKE RD	BOATSWAIN LAWRENCE & AUDREY	12/11/97
14746398570000	2512 PINTO DR	BROUSSARD CATHERINE C & LONN	08/26/97
14746398920000	2516 PINTO DR	BRAZIL TERENCE SCOTT & ANDRE	07/06/01
14746399140000	2508 PINTO DR	PRICE EMORY G & DEBORAH U	06/03/97
14746400130000	4400 PORTNOY CT	WILSON EARNEST & JEANET H	08/28/95
14746401950000	2524 ROAN TRL	DERMODY PETER S & BELINDA K	02/28/00
14746402430000	2520 ROAN TRL	EATON ANDREW PHILIP & DEBORA	06/16/95
14746403010000	2516 ROAN TRL	JACKSON TIMMY & ROBIN P	08/28/95
14746404000000	4340 HILLCREST FARMS CIR	BLACKINGTON ROBERT E & BEVER	04/24/98
14746404910000	2700 EAGLES LAKE RD	FOGLIA SABATO R JOANN K	03/12/97
14746407960000		HILLCREST FARMS COMMUNITY AS	01/09/95
14746410490000	2532 ROAN TRL	JACKSON CLARENCE E & BEVERLY	04/23/96
14746412770000	2692 EAGLES LAKE RD	BAUMSTIMLER JOHN T & NORMA K	07/07/99
14746413340000	2696 EAGLES LAKE RD	IMPERIAL ROMEO S & ESTELA D	09/18/97
14746421420000	2684 EAGLES LAKE RD	ROBERTS DANIEL J	02/26/96
14746422100000	2688 EAGLES LAKE RD	HAWKINS ERNEST L & EDITH E	09/02/98
14746424430000	2701 EAGLES LAKE RD	DOMINGO AUGUSTO G & DIONISIA	12/08/99
14746427980000		CITY OF VIRGINIA BEACH	01/06/95
14746433350000	2693 EAGLES LAKE RD	FULEIHAN KATHRYN J	05/25/00
14746434270000	4324 HILLCREST FARMS CIR	DANKER JOHN O & WINIFRED	11/17/97
14746439820000	4300 HILLCREST FARMS CIR	MARINO MICHAEL & ILVA A	12/11/98
14746440890000	2677 EAGLES LAKE RD	BATES JOEL G & JULIETA P	12/01/95
14746442750000	2685 EAGLES LAKE RD	MAINKER WILLIAM & ELAINE P	12/31/96
14746443320000	2689 EAGLES LAKE RD	CHONG MICHAEL H	07/28/99
14746444380000	4320 HILLCREST FARMS CIR	MCINTOSH JOYCE A	06/05/02
14746445490000	4316 HILLCREST FARMS CIR	ROGERS SCOTT W & SUSANNE P	06/02/99
14746446580000	2501 EAGLES LAKE RD	GIFFORD CHRISTOPHER P & JULI	01/05/01
14746448340000	4304 HILLCREST FARMS CIR	GILDOW LLOYD S & DARLEEN P	04/16/96
14746449960000	2505 OPUS CT	BUCKLEY JAMES G	07/16/98
14746450450000	2673 EAGLES LAKE RD	ENGLERT DEAN T & AMY R	11/14/96
14746451080000	2681 EAGLES LAKE RD	HELFGOTT CELIA H & DALE SUSA	11/08/01
14746456350000	2505 EAGLES LAKE RD	MATTICE ROBERT G & MARY W	01/17/97

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14746458140000	2504	EAGLES LAKE RD	CHAMBERS MARC G & ELIZABETH	02/12/02
14746458930000	2508	EAGLES LAKE RD	KULBE ANDREAS & TRACEY R	02/23/99
14746459970000	2508	OPUS CT	WILLIAMS RONALD M & EMMA J	06/19/95
14746460950000	2501	PINTO DR	RIZVI SYED A & NAHID	04/29/96
14746466140000	2509	EAGLES LAKE RD	DUMADAG MIGUEL A & CYNTHIA C	04/04/97
14746466800000	2513	EAGLES LAKE RD	WEST ROBERT L & CYNTHIA L	07/26/99

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14746468730000	2512 EAGLES LAKE RD	BOGGS CLARENCE C JR & HATTIE	08/01/95
14746470960000	2500 PINTO DR	PENDERGAST EUGENE R & TINA L	05/01/00
14746475320000	2521 EAGLES LAKE RD	HUGHES DANIEL C & BARBARA A	04/18/96
14746479000000	4204 FEATHER RIDGE DR	GURLEY VICTOR & YOLANDA	12/04/01
14746479370000	4208 FEATHER RIDGE DR	ELSBERND BARBARA A	09/20/01
14746480710000	2504 PINTO DR	JONES ADOLPHUS M JR & SHELLY	11/24/97
14746481980000	2517 SANDUSKY AVE	MCINTYRE MARGARET J	05/24/96
14746482850000	2513 SANDUSKY AVE	ARCHER RAYMOND L & CLAUDIA M	07/01/99
14746483680000	2529 EAGLES LAKE RD	FRATTALONE THADDEUS J & MARI	09/03/96
14746484050000	2525 EAGLES LAKE RD	MCKENZIE ANTHONY D & NANCY L	10/01/99
14746487060000	2520 EAGLES LAKE RD	BURRIS DEAN L & LISA H	05/05/98
14746487820000	2524 EAGLES LAKE RD	NATALE JOSEPH J & VIVIAN R	06/27/01
14746488830000	4205 FEATHER RIDGE DR	REYES MAGDALENA P & NARCISO	03/13/96
14746491500000	2521 SANDUSKY AVE	CONNOLLY PATRICK J & ERIKA L	05/31/01
14746493510000	2509 SANDUSKY AVE	TREBI THOMAS G & CHERYL K	06/03/97
14746496660000	2528 EAGLES LAKE RD	CUNNINGHAM RUDOLPH O & CONST	04/02/96
14746499100000	4209 FEATHER RIDGE DR	MOLINA ROMMEL M & ANNA LIZA	09/03/96
14746499470000	4213 FEATHER RIDGE DR	BELLAMY LANCE G & EMILY M	03/02/01
14746502360000	2417 SANDYFALLS WAY	CHACON ERNESTO & LIGIA	03/07/96
14746504470000	2400 SANDYFALLS WAY	MILLER BRIAN L & KELLY C	05/23/00
14746510190000	4388 HILLCREST FARMS CIR	CALABRESE GREGORY P & JACQUE	01/23/97
14746511580000	2424 SANDYFALLS WAY	BURTON AUDREY V & STEVEN E	05/02/97
14746513780000	2408 SANDYFALLS WAY	CRABTREE PAUL M & DENA M	06/03/96
14746514360000	2404 SANDYFALLS WAY	KNOLLENBERG CHRISTOPHER T &	03/03/98
14746520070000	4392 HILLCREST FARMS CIR	MACCARTNEY TIMOTHY J & PHYLL	05/02/97
14746520850000	4273 FEATHER RIDGE DR	ARELLANO SAMUEL A & NORMA DE	08/04/98
14746522320000	2416 SANDYFALLS WAY	WATZ BARBARA S	02/25/02
14746523410000	2412 SANDYFALLS WAY	RANDOLPH THOMAS P & AMY J	08/02/01
14746531150000	4265 FEATHER RIDGE DR	COLEMAN ARNITA L	04/08/97
14746532610000	4261 FEATHER RIDGE DR	GRAHAM ADAM J III & SANDRA J	01/03/96
14746540220000	4268 FEATHER RIDGE DR	ROESER ROBERT W II & MICHELL	07/15/99
14746542260000	4257 FEATHER RIDGE DR	SIMMONS THOMAS C & LINDA S	10/17/96
14746543900000	4253 FEATHER RIDGE DR	PALMER JULIA & NORRED POINDE	05/22/96
14746551440000	2500 OPUS CT	BABCOCK PHILLIP T & MELISSA	11/29/00
14746553460000	4249 FEATHER RIDGE DR	BENNETT DANNY W	02/14/02
14746554920000	4245 FEATHER RIDGE DR	SWAYNE JEFFREY L & COLLEEN M	02/02/96
14746560370000	2504 OPUS CT	WASHINGTON PAUL O & TERESA J	06/01/99
14746561280000	4248 FEATHER RIDGE DR	JACKSON MELVIN & CAROLYN D	10/18/95
14746562840000	4240 FEATHER RIDGE DR	LABONTE DONALD F & MARY L	10/02/97
14746564670000	4241 FEATHER RIDGE DR	CARNAHAN DANIEL A & LINDA C	10/01/01
14746570640000	4212 FEATHER RIDGE DR	MALLOY STEVEN A & ELIZABETH	06/28/99
14746571910000	4216 FEATHER RIDGE DR	ADAMS DANIEL F & HELEN STONE	02/01/96
14746572510000	4232 FEATHER RIDGE DR	CURLING JOHN A & LISA E	10/12/95
14746574550000	4237 FEATHER RIDGE DR	LADUCT KENNETH D & SYLVIA M	08/07/96
14746581380000	4228 FEATHER RIDGE DR	VASELY PETER G	12/28/95
14746583980000		HILLCREST FARMS COMMUNITY AS	01/09/95
14746584210000	4233 FEATHER RIDGE DR	WETZEL BRUCE R & DAWN G	03/29/96
14746590460000	4217 FEATHER RIDGE DR	TEPPER JAMES R & TERESA A	10/27/98
14746593820000	4225 FEATHER RIDGE DR	JOYNER JOHNNIE W JR & THERES	10/31/95
14747209680000	4344 FOREMAN TRL	PARKER JEFFREY L & GAIL L	12/03/97
14747218970000	4345 FOREMAN TRL	GELLE CESAR R & AMY B	04/02/02

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14747229530000	4341	FOREMAN TRL	WORTHLEY DENNIS J & JENNIFER	06/03/97
14747239190000	4337	FOREMAN TRL	WALLS WILLIAM H & MICHELLE L	11/03/97
14747301320000	4409	TRIGGER CT	ROHR WALTER A & KRISTIN A	12/02/97
14747302500000	4405	TRIGGER CT	DAVIDSON RYDELL & CHERYL E	09/20/96
14747302680000	2624	EAGLES LAKE RD	WILLIAMS ANDRE & LINDA G	12/28/00
14747304060000	2633	EAGLES LAKE RD	GRANT SEAN P & JOSEPHINE M	05/18/98

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14747304850000	2625 EAGLES LAKE RD	MYERS SHAWN P & JENNIFER L	06/01/98	
14747305170000	2532 PINTO DR	SMITH KEVIN RAY & ALFREDA M	05/03/99	
14747307350000	2520 PINTO DR	GARLAND KEITH L & ALEXIS	07/31/97	
14747309480000	2529 SANDUSKY AVE	MENTORE ALBERT C & YVETTE	11/07/00	
14747309920000	2533 SANDUSKY AVE	SEIP NIKOLE L & JOHN M	06/01/99	
14747310250000	4340 FOREMAN TRL	MARIANO RODRIGO P & ANGELICA	01/28/98	
14747311700000	4336 FOREMAN TRL	SABO MICHAEL J & KERRI A	10/30/96	
14747312590000	2601 ARABIAN DR	LAWRENCE DARNELL R & ROBIN H	06/04/01	
14747312910000	2605 ARABIAN DR	BARR WILLIAM F & JENNIFER M	06/03/98	
14747314570000	2617 EAGLES LAKE RD	FACK JOACHIM W	09/04/01	
14747316010000	2528 PINTO DR	GYNAN BERNARD E & TRACEY KIM	11/06/98	
14747317000000	2524 PINTO DR	SHUMAKER W MARK	05/20/96	
14747317880000	2541 SANDUSKY AVE	SPEDDEN GARY H & KAREN P	09/11/96	
14747318450000	2537 SANDUSKY AVE	MALFITANO JOHN & VICTORIA K	10/30/01	
14747321530000	4332 FOREMAN TRL	RAUCCI RICHARD V & LUCIA A	07/07/98	
14747323880000	2612 EAGLES LAKE RD	FORBES DONALD C & ERIN M TIB	06/10/98	
14747326800000	2605 EAGLES LAKE RD	HILLCREST FARMS COMMUNITY AS	07/31/95	
14747327860000	2545 SANDUSKY AVE	KAVAKY WILLIAM & ANN SUPERSA	05/22/01	
14747329780000	2536 SANDUSKY AVE	BRERETON RICHARD D & RITA M	07/11/96	
14747330740000	4333 FOREMAN TRL	JENSSON SIGURDUR & P SMITH-G	02/17/99	
14747332740000	4324 FOREMAN TRL	VILORIA LUISITO D & CELES L	12/29/98	
14747333200000	2604 ARABIAN DR	FOGG ROBERT W & VIRGINIA K	01/05/98	
14747334630000	2608 EAGLES LAKE RD	MICHELSEN MARK E & JODY A E	10/23/97	
14747338420000	2544 SANDUSKY AVE	DELEON JOSE S JR & PHYLLIS L	07/22/96	
14747339400000	2540 SANDUSKY AVE	RAGADIO FLORDELINO A & GLORI	09/11/96	
14747341300000	4329 FOREMAN TRL	LECCESE PAUL C & LYNN O	01/02/97	
14747341950000	4325 FOREMAN TRL	KIRK JOHN G & MARIE A	08/15/97	
14747343220000	4320 FOREMAN TRL	MONIZ TIMOTHY D & CAROL P	04/28/98	
14747343870000	4316 FOREMAN TRL	LEARY JAMES A & MICHELLE M	03/05/01	
14747344180000	2604 EAGLES LAKE RD	PAYSEUR STEPHEN J & KELLY J	08/30/96	
14747345630000	2600 EAGLES LAKE RD	GIBSON MARK J & BRENDA L	12/15/98	
14747347010000	2597 EAGLES LAKE RD	HAMLIN SCOTT A	08/13/98	
14747347470000	2589 EAGLES LAKE RD	BOOZE CHRISTOPHER S & W E WA	10/31/97	
14747348550000	2581 EAGLES LAKE RD	GRANDFIELD PHILIP W & JOSIE	09/10/98	
14747349340000	2573 EAGLES LAKE RD	TROWBRIDGE JAY R & PAMELA C	07/30/99	
14747352410000	4321 FOREMAN TRL	FOSTER RALPH E JR & LESLIE K	07/06/98	
14747354330000	4312 FOREMAN TRL	HONG HYUNG PYO S & CHERYL T	11/04/99	
14747354880000	4308 FOREMAN TRL	RUTTER BRYAN W & ANN W	12/31/96	
14747355190000	2596 EAGLES LAKE RD	CROSS DARRYL A & KUMYNE Y	11/23/98	
14747358660000	2592 EAGLES LAKE RD	HARTMAN RICHARD K II & KATHE	09/16/98	
14747362070000	4317 FOREMAN TRL	LEUNG STEPHANIE S	08/27/96	
14747363630000	4313 FOREMAN TRL	WATSON STUART J & IRENE I ET	08/24/98	
14747365330000	4304 FOREMAN TRL	POWELL FRANK JR & DENENE	08/29/01	
14747366430000	2605 WILDCAT LN	JOHANKNECHT EDWIN D	02/29/00	
14747368200000	2600 WILDCAT LN	SHAVER JIMMY R & ROSEMARY A	06/03/96	
14747369100000	2580 EAGLES LAKE RD	HUDGINS KENT T SR & CLARA MA	05/27/97	
14747373290000	4309 FOREMAN TRL	SKUTNIK MARTIN L & AUDREY L	05/26/99	
14747374840000	4305 FOREMAN TRL	ENDORF ROGER A & NANCY J	08/01/97	
14747375190000	2609 WILDCAT LN	SORRELL JOHN S & LAURA A	10/02/97	
14747377080000	2604 WILDCAT LN	PARKER CAREY R & GAIL M	10/31/97	
14747377840000	2608 WILDCAT LN	HUDGINS MICHAEL WAYNE & DYLL	03/04/96	

**Exhibit A**  
**to Supplemental Declaration**  
**for Hillcrest Farms**  
**Homeowners Association**



14747379100000	4329	SHREW TRL	LEE JAMES H & DANGSUN S	05/12/97
14747379900000	4325	SHREW TRL	WASHINGTON REGINALD & LISA D	06/19/98
14747385300000	4301	FOREMAN TRL	FIGGINS RYAN D & JACQUELINE	07/02/99
14747386670000	2612	WILDCAT LN	SPEIGHT JOSEPH G & GLADYS M	06/02/98
14747388550000	4313	SHREW TRL	SATOSKI ADOLPH J & LISA A	06/03/96
14747396300000	2616	WILDCAT LN	GRUNDLER BETTY L	08/11/97



**Exhibit A**  
**to Supplemental Declaration**  
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**Homeowners Association**



**Virginia Beach Quick Report**

PARCEL ID	PROPERTY ADDRESS	OWNER	SALE DATE
14747397190000	4309 SHREW TRL	SACCOMANDO JOHN D & ASHLEY J	10/31/97
14747397510000	4305 SHREW TRL	PRAVETZ KENNETH A & MARCY R	02/03/98
14747399870000	4312 SHREW TRL	COVERT ANDREW P & WENDY D	02/16/99
14747400040000	2525 SANDUSKY AVE	EURE SAMUEL Q III & MIA K	10/30/98
14747403150000	2505 SANDUSKY AVE	CALDERALA DAN G & PATRICIA	07/08/98
14747404060000	2533 EAGLES LAKE RD	STEPHENSON JIMMY E & NANCY G	02/26/96
14747404810000	2541 EAGLES LAKE RD	CAPOZZI THOMAS D & AMY E	03/15/01
14747406520000	2532 EAGLES LAKE RD	JOHNSON CHARLES E & ALMA ROS	08/19/96
14747407570000	4208 CANEBRAKE CT	AGATO MELQUIADES S & ELIZABE	07/03/95
14747409940000	4200 CANEBRAKE CT	HOLMES JOHN M & CANDACE L	10/09/98
14747410690000	2524 SANDUSKY AVE	DARBY HARRY B JR & ANGELA G	06/26/98
14747411260000	2520 SANDUSKY AVE	ROGERS COURTNEY R & TONYA P	03/17/97
14747412250000	2508 SANDUSKY AVE	MANUEL BRUCE A & CAROL S	05/29/98
14747413910000	2549 EAGLES LAKE RD	BROWN EARL A & ROSIE M	03/10/97
14747415640000	4221 CANEBRAKE CT	SESSOR CHARLES E & GERALDINE	04/30/02
14747420120000	2532 SANDUSKY AVE	IRVIN WILLIAM D	06/28/01
14747421740000	2561 EAGLES LAKE RD	TATE RODDY L & CAROL A	11/12/98
14747422420000	2557 EAGLES LAKE RD	HOLLANDER ANDREW B & JORDANA	10/13/98
14747425500000	2544 EAGLES LAKE RD	CURRAN DANIEL J & KATHLEEN R	07/31/96
14747426210000	4217 CANEBRAKE CT	LEWIS ERNEST F	12/01/97
14747426390000	4213 CANEBRAKE CT	DITTERBRAND MITCHELL A & MIS	03/26/96
14747427370000	4209 CANEBRAKE CT	RINALDI ANTHONY & LORETTA	02/20/98
14747428450000	4205 CANEBRAKE CT	WEBSTER LAUDESS S	12/10/97
14747429250000	4201 CANEBRAKE CT	VILLANUEVA FEDERICO P & CARM	07/06/95
14747430280000	2565 EAGLES LAKE RD	COLEMAN BRUCE A JR & CAROLYN	12/30/96
14747430820000	2569 EAGLES LAKE RD	STARLING MICHAEL G & JUDY L	02/26/98
14747433680000	2552 EAGLES LAKE RD	SPRAGUE TIMOTHY P & ANNE M	10/07/96
14747434040000	2548 EAGLES LAKE RD	SLEIMAN DANI	07/30/02
14747441870000	2564 EAGLES LAKE RD	STEPHENSEN PAUL R & NERISSA	08/14/96
14747442340000	2560 EAGLES LAKE RD	PRISINZANO GANDOLFO A & LAUR	02/21/97
14747443010000	2556 EAGLES LAKE RD	PENBERTHY DAVID R & JENNIFER	01/26/98
14747450630000	2572 EAGLES LAKE RD	COVERT DAVID C & SUSAN A	07/13/00
14747451320000	2568 EAGLES LAKE RD	BROWN RUSSELL L & KIM T	05/19/97
14747460580000	4332 SHREW TRL	STANTON BRADLEY K & CHERYL E	03/29/96
14747470380000	4328 SHREW TRL	LEVSKY MARK W & DIANA A	06/30/00
14747478260000		CITY OF VIRGINIA BEACH	01/06/95
14747480080000	4324 SHREW TRL	LANDAU FREDERICK W IV & JILL	01/31/02
14747481910000	4320 SHREW TRL	HILLCRESTFARMS COMMUNITY ASS	06/15/95
14747490760000	4316 SHREW TRL	SGANGA ALBERT F & LORRAINE C	06/06/01
14747500430000	2505 LEMMING CT	TARKENTON C TODD & DIANE M P	11/25/97
14747502430000	2504 LEMMING CT	SANTACROCE MICHAEL A & DALE	05/22/96
14747510270000	2509 LEMMING CT	MC GEE JAMES H JR & SHERRY L	03/02/01
14747511280000	2508 LEMMING CT	LEE NALDIS HERBERT & LESLIEA	01/02/96
14748307400000	4301 SHREW TRL	AUSTIN RUSSELL & HOLLY J	08/09/96
14748309420000	4308 SHREW TRL	PALAT ANIL K & SARAH F	12/30/99
14748317060000	4300 SHREW TRL	JACOB PETER S & ROSEANNE B	10/11/96
14748318260000	4304 SHREW TRL	MATHEWSON ROBERT W JR & MELI	06/06/96

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