

ROCKINGHAM COUNTY
Chaz W. Evans-Haywood
CLERK OF COURT
Harrisonburg, VA 22801



60 2015 00008634

Instrument Number: 2015- 00008634

As
Declaration

Recorded On: April 08, 2015

Parties: BBWL LLC
To
NO GRANTEE

Recorded By: LAYMAN & NICHOLS

Num Of Pages: 6

Comment:

**** Examined and Charged as Follows: ****

Declaration	6.50	10 or Fewer Pages	14.50
Recording Charge:	21.00		

**** THIS PAGE IS PART OF THE INSTRUMENT ****

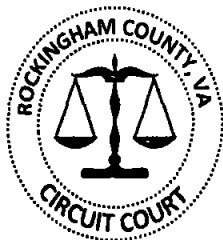
I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

File Information:

Record and Return To:

Document Number: 2015- 00008634
Receipt Number: 314036
Recorded Date/Time: April 08, 2015 12:24:56P
Book-Vol/Pg: Bk-OR VI-4553 Pg-301
Cashier / Station: M Stacy / Cash Station 2

LAYMAN & NICHOLS
268 NEWMAN AVE
HARRISONBURG VA 22801



THE STATE OF VIRGINIA}
COUNTY OF ROCKINGHAM}

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.


Chaz W. Evans-Haywood, Clerk of Court
CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

Doc Bk Vol Pg #ofPgs
00008634 OR 4553 301 6
APR 08, 2015

Rockingham County Tax Parcel 130-A-9 (Portion)

**SUPPLEMENTAL PROTECTIVE COVENANTS FOR
DOWNEY KNOLLS RESIDENTIAL SUBDIVISION**

SECTION 2

THIS SUPPLEMENTAL DECLARATION, made this 23rd day of March, 2015, by BBWL, LLC, a Virginia limited liability company, hereinafter referred to as "Declarant", Grantor.

RECITALS

WHEREAS, Declarant is the owner of four (4) lots in Section 2, being known and designated as LOTS 5, 6, 7, and 8, located on Vinny Court in the Town of Elkton, Stonewall District, Rockingham County, Virginia, designated on a subdivision plat dated August 25, 2014, made by Jerry L. Sheffer, L.S., entitled "Section 2, Downey Knolls" which said plat is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 4475, page 27; and

WHEREAS, Declarant recorded Protective Covenants in the aforesaid Clerk's Office in Deed Book 4261, page 667, relating to Section 1 of Downey Knolls. Section 18.2 of such Declaration provides for bringing additional property within the terms of such Declaration. Declarant now desires to make the property included in **Downey Knolls , Section 2** subject to the Protective Covenants for Downey Knolls Residential Subdivision, which is recorded in the aforesaid Clerk's Office in Deed Book 4261, page 667; and

WHEREAS, Robert Edwards Wille and Charlotte Rose Wille, husband and wife, acquired Lot 10, Section 2 of the Downey Knolls Subdivision by Deed recorded in the aforesaid Clerk's Office in Deed Book 4475, page 29; and

WHEREAS, Gary Beatty, Inc. acquired Lot 9, Section 2 of the Downey Knolls Subdivision by Deed recorded in the aforesaid Clerk's Office in Deed Book 4525, page 422.

NOW, THEREFORE, Declarant declares that all of the property included in **Downey Knolls, Section 2** shall be held, transferred, sold, conveyed and occupied subject to the limitations, restrictions and uses contained in the Protective Covenants for Downey Knolls Residential Subdivision, which is recorded in the aforesaid Clerk's Office in Deed Book 4261, page 667.

IN WITNESS WHEREOF, the said BBWL, LLC, a Virginia limited liability company, being the Declarant herein, has caused this Declaration to be executed in its name by its duly authorized Manger. Robert Edward Wille and Charlotte Rose Wille, husband and wife, and Gary Beatty, Inc. join herein to evidence consent to this Supplemental Declaration.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

BBWL, LLC

By: Peter A. Bonavita
PETER A. BONAVIDA, Manager

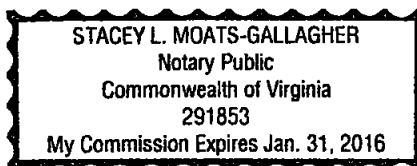
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Rockingham, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction
aforesaid this 27 day of March, 2015, by PETER A. BONAVIDA,
Manager of BBWL, LLC, a Virginia limited liability company.

My commission expires: January 31, 2016.

Notary Registration Number: 291853

Stacey L. Moats-Gallagher
Notary Public



Robert Edward Wille
ROBERT EDWARD WILLE

Charlotte Rose Wille
CHARLOTTE ROSE WILLE

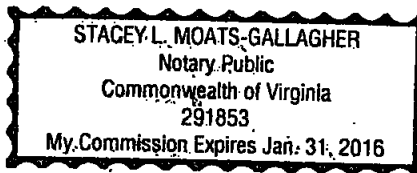
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Rockingham, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction
aforesaid this 27 day of March, 2015, by ROBERT EDWARD WILLE
and CHARLOTTE ROSE WILLE, husband and wife.

My commission expires: January 31, 2016.

Notary Registration Number: 291853

Stacey L. Moats-Gallagher
Notary Public



GARY BEATTY, INC.

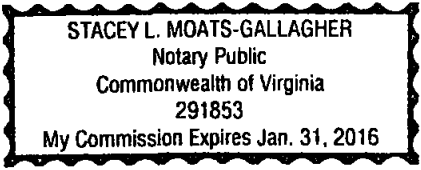
By: *G. Beatty*
GARY BEATTY, President

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

The foregoing instrument was acknowledged before me in the jurisdiction
aforesaid this 27 day of March, 2015, by GARY BEATTY, President of
GARY BEATTY, INC..

My commission expires: January 31, 2016.

Notary Registration Number: 291853



Stacey L. Moats-Gallagher
Notary Public

CLIENT, REAL ESTATE, BOWL DOWNEY KNOLLS RESIDENTIAL SECTION 2 SUPPLEMENTAL RESTRICTIVE COVENANTS