

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



60 2015 00015301

Instrument Number: 2015- 00015301

As
Amendment

Recorded On: June 18, 2015

Parties: BBWL LLC
To
NO GRANTEE

Recorded By: LAYMAN & NICHOLS

Num Of Pages: 3

Comment:

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

Amendment	6.50	10 or Fewer Pages	14.50
Recording Charge:	21.00		

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

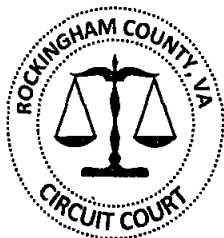
I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

File Information:

Record and Return To:

Document Number: 2015- 00015301
Receipt Number: 319649
Recorded Date/Time: June 18, 2015 12:27:14P
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Cashier / Station: A Pittman / Cash Station 3

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

Jun 18, 2015

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

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
DOWNEY KNOLLS RESIDENTIAL SUBDIVISION**

THIS AMENDMENT TO THE DECLARATION, made on the date hereinafter set forth by **BBWL, LLC**, a Virginia limited liability company, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant entered into Declaration of Covenants, Conditions and Restrictions, which are of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 4261, page 667 ("Declaration"); and

WHEREAS, Declarant reserved the right to amend the Declaration; and

WHEREAS, Declarant desires to supplement a Section of the Declaration.

NOW, THEREFORE, the Declaration shall be amended as follows:

FIRST, the Heading of Section 16 is hereby deleted, and the following heading shall be substituted in its place:

"16. PARTY WALLS AND ROOFS"

SECOND, the following shall be added as Section 16.6:

"16.6 When the Owner of one part of a duplex unit determines that the Unit's roof needs to be replaced, they shall coordinate with the neighboring unit to replace both units' roofs at the same time so that the shingles will be the same on both sides of the duplex. In the event one Owner does not agree to the replacement at that time, either Owner can petition the Association's Board for a decision with respect to the replacement of the roofs. In the event the Board decides that the roofs shall be replaced and one Owner disagrees and refuses to pay for their cost of their side of the duplex, the Board can make a special assessment against that Unit, pay for the cost of replacing the roof on that Unit, and shall thereafter have all of the rights under this Declaration to collect the special assessment. In any event, prior to replacement of the roofs, the Owner shall get the approval of the Association as to the color of the roof shingles."

IN WITNESS WHEREOF, BBWL, LLC, a Virginia limited liability company, being the Declarant herein, has caused this Declaration to be executed in its name and on its behalf by its duly authorized Manager this 17th day of June, 2015.

BBWL, LLC

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

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 17th day of June, 2015, by PETER A. BONAVIDA, Manager of BBWL, LLC.

My commission expires: 3/31/2018.

Notary Registration Number: 266814

Tanya P. Dinges
Notary Public

C:\CLIENT\REAL ESTATE\BBWL DOWNEY KNOLLS RESIDENTIAL COVENANTS AMD

