

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



Instrument Number: 2015- 00007512

As

Recorded On: March 26, 2015

Restrictive Covenants

Parties: BBWL LLC

To

NO GRANTEE

Recorded By: LAYMAN & NICHOLS

Num Of Pages: 3

Comment:

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

Restrictive Covenants	6.50	10 or Fewer Pages	14.50
<b>Recording Charge:</b>	<b>21.00</b>		

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

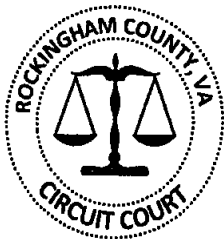
I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

**File Information:**

**Record and Return To:**

Document Number: 2015- 00007512  
 Receipt Number: 313084  
 Recorded Date/Time: March 26, 2015 04:19:53P  
 Book-Vol/Pg: Bk-OR VI-4548 Pg-120  
 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

Doc	Bk	Vol	Ps	#ofPgs
00007512	OR	4548	120	3

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

Mar 26, 2015

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

**SECTION 3**

**THIS SUPPLEMENTAL DECLARATION**, made this 26<sup>th</sup> 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 two (2) lots in Section 3, being known and designated as LOTS 17 and 18, located on Vinny Court in the Town of Elkton, Stonewall District, Rockingham County, Virginia, designated on a subdivision plat dated February 18, 2015, made by Jerry L. Sheffer, L.S., entitled "Section 3, Downey Knolls" which said plat is intended to be recorded immediately prior hereto; and

**WHEREAS**, Declarant recorded Protective Covenants in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, 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 3** 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

**NOW, THEREFORE**, Declarant declares that all of the property included in **Downey Knolls, Section 3** 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.

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 26<sup>th</sup> day of March, 2015, by PETER A. BONAVIDA, Manager of BBWL, LLC, a Virginia limited liability company.

My commission expires: 1/31/2018

Notary Registration Number: 7607138



Heather Renee Boos  
Notary Public

CLIENT.REAL ESTATEBBWL DOWNEY KNOLLS RESIDENTIAL SECTION 3 SUPPLEMENTAL RESTRICTIVE COVENANTS

*Prepared By: Layman & Nichols, P.C., (VSB #25131) 268 Newman Avenue, Harrisonburg, VA 22801*