

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



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

THIS CORRECTION TO THIRD 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 entered into an Amendment to Declaration of Covenants, Conditions and Restrictions, which are of record in the aforesaid Clerk’s Office in Deed Book 4586, page 81; and

WHEREAS, Declarant entered into a Second Amendment to Declaration of Covenants, Conditions and Restrictions, which are of record in the aforesaid Clerk’s Office in Deed Book 4777, page 687; and

WHEREAS, Declarant entered into a Correction to an Amendment to Declaration of Covenants, Conditions and Restrictions, which are of record in the aforesaid Clerk’s Office in Deed Book 4794, page 299; and

WHEREAS, Declarant entered into a Third Amendment to Declaration of Covenants, Conditions and Restrictions, which are of record in the aforesaid Clerk’s Office in Deed Book 5053, page 249; and

WHEREAS, after recordation of the Third Amendment, it was discovered that additional parties owning the respective properties neglected to execute the Third Amendment; and

WHEREAS, Declarant and the other parties joining in hereto desire to correct the above error and have both of the owners of the three (3) Lot Owners execute the Third Amendment.

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

FIRST, under Section 17 the words “golf course” are hereby deleted.

SECOND, under Section 11.1 the second sentence is hereby deleted and the following shall be substituted in its place and stead:

“11.1 Short-term rentals of not less than six months in length shall not be permitted. This shall not prohibit a short-term possession by a buyer or seller of a house preceding or succeeding the sale of a home to accommodate the buyer or seller.”

THIRD, the parties hereto represent more than seventy-five percent (75%) of the total number of votes to which Owners are entitled to cast pursuant to the Restrictive Covenants, and further, the parties hereto hereby ratify the previous above-referenced Amendments.”

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 20th day of November, 2018.

SIGNATURE PAGE TO FOLLOW

BBWL, LLC

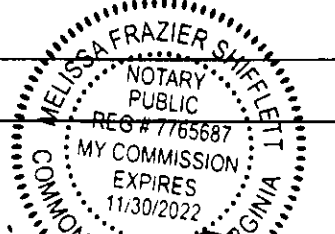
By: Peter A. Bonavita
PETER A. BONAVIDA, Manager
Entitled to cast 39 of 42 total votes.

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this _____
day of Nov. 20th, 2018, by PETER A. BONAVIDA, Manager of BBWL, LLC.

My commission expires: _____

Notary Registration Number: _____



Melissa Frazier Shiflett
Notary Public

Robert E Wille
ROBERT EDWARD WILLE

Charlotte Rose Wille
CHARLOTTE ROSE WILLE

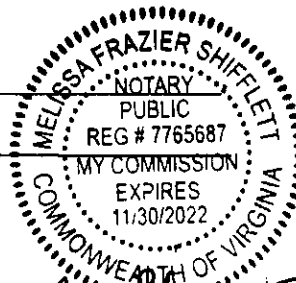
Entitled to cast 1 of 42 total votes.

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this _____
day of ~~September~~ Nov 21, 2018, by ROBERT EDWARD WILLE and
CHARLOTTE ROSE WILLE, husband and wife.

My commission expires: _____

Notary Registration Number: _____



Melissa Frazier Shifflett
Notary Public

Kenneth R. Haines
KENNETH R. HAINES

Joy L. Haines
JOY L. HAINES

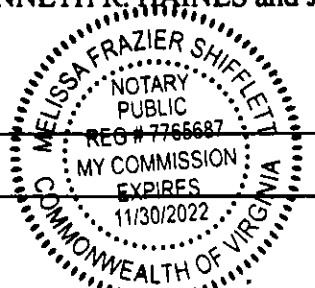
Entitled to cast 1 of 42 total votes.

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this _____ day of Nov. 21, 2018, by KENNETH R. HAINES and JOY L. HAINES, husband and wife.

My commission expires: _____

Notary Registration Number: _____



Melissa F. Shifflet
Notary Public

Weldon E. Good
WELDON E. GOOD

Karen P. Good
KAREN P. GOOD

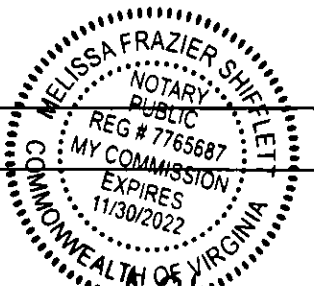
Entitled to cast 1 of 42 total votes.

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this _____ day of Nov. 20, 2018, by WELDON E. GOOD and KAREN P. GOOD husband and wife.

My commission expires: _____

Notary Registration Number: _____



Melissa Frazier Shiflett
Notary Public

BbwI downey knolls residential covenants third amd (721535)