

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



**THIRD 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 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 an 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 reserved the right to amend the Declaration; and

**WHEREAS**, Declarant and the other parties joining in hereto desire to further amend the Declaration.

**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 \_\_\_\_ day of September, 2018.

BBWL, LLC

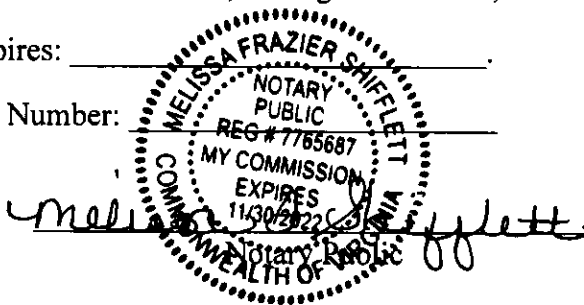
By: *Peter A. Bonavita*  
PETER A. BONAVIDA, Manager  
Entitled to cast 39 of 42 total votes.

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this \_\_\_\_ day of September, 2018, by PETER A. BONAVIDA, Manager of BBWL, LLC.

My commission expires: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_



Robert E. Willie

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, 2018, by Robert Willie.

My commission expires: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_

Melissa Frazier Shiflett  
Notary Public

Weldon E Good

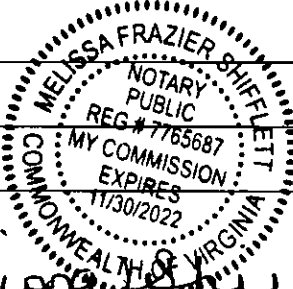
Entitled to cast 1 of 42 total votes.

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this \_\_\_\_\_  
day of September, 2018, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_



Melissa Frazier Shifflett  
Notary Public

Kenneth R. Haines

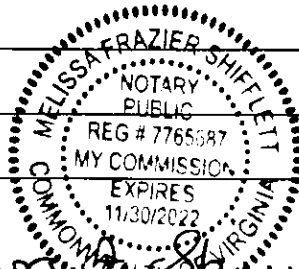
Entitled to cast 1 of 42 total votes.

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this \_\_\_\_\_  
day of September, 2018, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_



Melissa Frazier Shiflett  
Notary Public