

WINDER'S POND HOMES ASSOC.

P.O. # 721

YORKTOWN, VA 23692

JUL 06 2004

BOOK **394** PAGE **007**

AMENDMENT TO
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS AMENDMENT, made this 4th day of April, 1984, by ATLANTIC HOMES DEVELOPMENT CORPORATION, ATLANTIC HOMES CORPORATION and CLIFTON U. HAYES JR. and NANCY B. HAYES.

WHEREAS, Atlantic Homes Development Corporation has previously executed and recorded a Declaration of Covenants, Conditions and Restrictions for Winder's Pond, Section One, Grafton District, York County, Virginia in Deed Book 375, page 462 in the Clerk's Office of the Circuit Court for the County of York, Virginia; and

WHEREAS, the parties herein are the owners of all of the lots in Winder's Pond, Section One; and

WHEREAS, the parties herein desire to amend the Declarations as herein provided.

NOW, THEREFORE, the parties do hereby declare that the Declaration of Covenants, Conditions and Restrictions as recorded in Deed Book 375, page 462 in the aforesaid Clerk's Office shall be amended by adding thereto the following provision:

"ARTICLE II. PROPERTY RIGHTS.

Section 3. Limitation of Use. The Association shall be entitled promulgate and enforce such regulations as shall be deemed necessary to the orderly use and enjoyment of the Common Area by the owners. Anything herein to the contrary, notwithstanding, no boats, rafts, bikes, mopeds or vehicles of a

In all other respects, the Declaration of Covenants, Conditions and Restrictions shall remain the same and in full force and effect.

WITNESS the following signatures and seals:

ATTEST:

Secretary

ATLANTIC HOMES DEVELOPMENT CORPORATION

By [Signature]
President

ATTEST:

Secretary

ATLANTIC HOMES CORPORATION

By [Signature]
President

[Signature]
CLIFTON U. HAYES, JR.

[Signature]
NANCY B. HAYES

STATE OF VIRGINIA
CITY OF NEWPORT NEWS, to-wit:

The foregoing instrument was acknowledged before me this 24th day of April, 1984 by Kenneth L. Allen and Svein J. Lassen, President and Secretary respectively, of Atlantic Homes Development Corporation.

My commission expires: 3/1/85

[Signature]
Notary Public

STATE OF VIRGINIA
CITY OF NEWPORT NEWS, to-wit:

The foregoing instrument was acknowledged before me this 24th day of April, 1984 by Kenneth L. Allen and Svein J. Lassen, President and Secretary respectively of Atlantic Homes Corporation.

My commission expires: 3/1/85

[Signature]
Notary Public

WINDER'S POINT HOMES ASSOC.

P.O. BOX 721

YORKTOWN, VA 23692

(JUL 06 1984)

BOOK 394 PAGE 609

STATE OF VIRGINIA

CITY/COUNTY OF York, to-wit:

The foregoing instrument was acknowledged before me this 7th day of April, 1984 by CLIFTON U. HAYES, JR. and NANCY B. HAYES.

My commission expires: March 20, 1987


Notary Public

VIRGINIA: County of York to-wit:

In the Clerk's Office of the Circuit Court for the County of York, the 9th day of April, 1984

This deed was presented with the certificate annexed and admitted to record at 3:37 o'clock P.M.

Teste: Edith M. Elliott, Clerk

By:  Deputy Clerk