

WINDER'S POND HOMES ASSOC.
P. O. BOX 721
YORKTOWN, VA 23692
AUG 06 2004

BOOK 422 PAGE 609

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS AMENDMENT, made this 18th day of February, 1985, by WINDER'S POND HOMES ASSOCIATION, ATLANTIC HOMES DEVELOPMENT CORPORATION, ATLANTIC HOMES CORPORATION and all other parties executing this Amendment.

WHEREAS, Atlantic Homes Development Corporation has previously executed and recorded a Declaration of Covenants, Conditions and Restrictions for Winder's Pond, Section One, York County, Virginia, in Deed Book 375, page 462, in the Clerk's Office of the Circuit Court for the County of York, which was amended by Amendment recorded in Deed Book 394, page 607 (herein collectively referred to as the "Declaration"); and

WHEREAS, the parties desire to further amend the Declaration in accordance with Article VI, Section 3 of the Declaration.

NOW, THEREFORE, the parties hereto do hereby declare the Declaration shall be amended by adding thereto the following provisions:

"ARTICLE V. ARCHITECTURAL CONTROL

(e) No fencing which obstructs the view shall be installed or constructed without the prior approval of the architectural committee.

(f) No improvements, including but not limited to, garages, storage buildings, sheds, gazebos or additions to an existing building, shall be erected or made on any lot unless a sketch plan of such structure and plat showing its location on the lot shall first be submitted to an architectural committee for approval. The architectural committee shall be composed of not less than five (5) members of the association and shall be appointed annually. All correspondence to the architectural committee shall be directed in care of the association's president, who shall forward the same to the chairman of

BOOK 422 PAGE 510

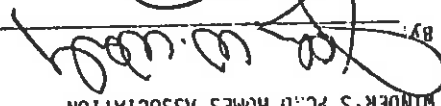
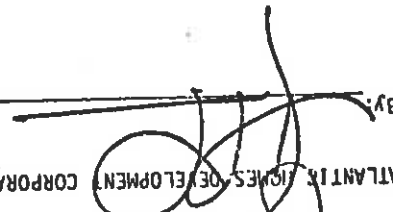
the committee who shall call a meeting for consideration of the same and give notice of the time and place of said meeting to the applicant. The President shall also notify other members that the plan has been filed and designate a place where any interested member may review the proposed plan. Plans submitted to the architectural committee shall be approved or disapproved within thirty (30) days and written notice given to the applicant. If the architectural committee fails to act within thirty (30) days, then the plans shall be deemed approved. All actions of the architectural committee shall be by majority vote. The improvements shall conform to the existing architecture and be constructed of similar materials and approvals of such improvements shall be in the sole discretion of the architectural committee.

(g) No lot owner shall install or operate a pump which draws water from the lake located in the common area and no lot owner shall at any time channel, discharge or dump any fluid or material into said lake.

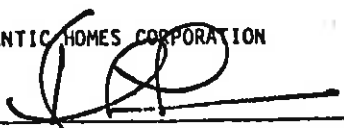
(h) No lot owner shall install any antenna, disc or other transmitting or receiving device on any lot, other than one (1) residential, non-disc, television antenna of the skeletal variety, which antenna shall be attached to the rear or side of the house."

In all other respects, the Declaration shall remain in full force and effect.

WITNESS the following signatures:

WINDERS POND HOMES ASSOCIATION
BY: 
ATLANTIC HOMES DEVELOPMENT CORPORATION
BY: 

ATLANTIC HOMES CORPORATION

By: 

Patricia V. Runkopp

Lot 744
WJK

William T. Knight

Lot 45

Vernon E. Cross

Sam A. Guss

Lot 51

C. E. Jones & W. A. Knight

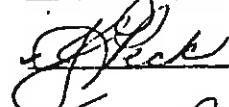
Lot 3

Marion S. Hays



Lot 32

Nancy Mann

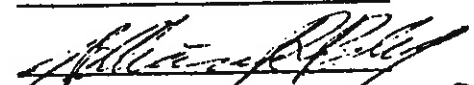


Lot 30

Long & Lee

Kaplan

Lot 7



Lot 31

Randi L. Bray



Lot 5

James B. Temple
Lot 38
Cathy C. Temple
Michael J. Temple
Lot 42
James B. Temple

STATE OF VIRGINIA

CITY/COUNTY OF Newport News, to-wit:

The foregoing instrument was acknowledged before me this 15th day of

February, 1985, by John W. Winders, President, an authorized

agent for WINDERS POND HOMES ASSOCIATES.

My commission expires: 3/11/86

James B. Temple
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF Newport News, to-wit:

The foregoing instrument was acknowledged before me this 15th day of

February, 1985, by Kenneth L. Allen, President, an authorized

agent for ATLANTIC HOMES DEVELOPMENT CORPORATION.

My commission expires: 3/11/86

James B. Temple
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF Newport News, to-wit:

The foregoing instrument was acknowledged before me this 15th day of

February, 1985, by Kenneth L. Allen, President, an authorized

agent for ATLANTIC HOMES CORPORATION.

My commission expires: 3/11/86

James B. Temple
Notary Public

WINDER'S POINT HOMES ASSOC.

P.C. 3721

YORKTOWN, VA 23692

JUL 06 1985

BOOK 422 PAGE 613

STATE OF VIRGINIA

CITY/COUNTY OF YORK, to-wit:

The foregoing instrument was acknowledged before me this 23rd day of February, 1985, by WILLIAM T. & LYNN M. KNIGHT.

My commission expires: MARCH 7, 1986

John W. Waddy
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF YORK, to-wit:

The foregoing instrument was acknowledged before me this 23rd day of February, 1985, by KENNETH E. AND SARA A. GROSS.

My commission expires: MARCH 7, 1986

John W. Waddy
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF YORK, to-wit:

The foregoing instrument was acknowledged before me this 23rd day of February, 1985, by CLIFTON D. AND NANCY L. HAYES JR.

My commission expires: MARCH 7, 1986

John W. Waddy
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF YORK, to-wit:

The foregoing instrument was acknowledged before me this 23rd day of February, 1985, by KENNETH A. AND PATRICIA T. PAULIFF.

My commission expires: MARCH 7, 1986

John W. Waddy
Notary Public

BOOK 422 PAGE 614

STATE OF VIRGINIA
COUNTY OF YORK
The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by WILLIAM R. and KATHY L. BLEY
My commission expires: March 1, 1996

John W. Wooten
Notary Public

STATE OF VIRGINIA
COUNTY OF YORK
The foregoing instrument was acknowledged before me this 23rd day of February, 1985, by JERRY M. and JAYCE L. PETER
My commission expires: March 1, 1986

John W. Wooten
Notary Public

STATE OF VIRGINIA
COUNTY OF YORK
The foregoing instrument was acknowledged before me this 6th day of March, 1985, by ~~James M. and P.O. Temples~~
My commission expires: March 2, 1987

James M. and P.O. Temples
Notary Public

STATE OF VIRGINIA
COUNTY OF YORK
The foregoing instrument was acknowledged before me this 23rd day of March, 1985, by MICHAEL J. and GALE E. WILES.
My commission expires: March 1, 1986

John W. Wooten
Notary Public

VIRGINIA: County of York to-wit:
In the Clerk's Office of the Circuit Court for the
County of York, the City of York, 1985
This deed was presented with the certificate annexed
and admitted to record at 11:35 AM
Teste: Edith M. Elwell, Clerk
By: *Edith M. Elwell* Deputy Clerk