

WINDER'S POND HOMES ASSOC.
P. O. BOX
YORKTOWN, VA 23692
JUL 06 1985

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ANNEXATION TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Annexation of Declaration, made this 1st day of March, 1985, by ATLANTIC HOMES DEVELOPMENT CORPORATION (hereinafter referred to as "Declarant"), and ATLANTIC HOMES CORPORATION.

WITNESSETH:

WHEREAS, Declarant by that certain Declaration of Covenants, Conditions and Restrictions dated December 7, 1982, and recorded in Deed Book 375, page 462, in the Clerk's Office of the Circuit Court for York County, Virginia imposed certain covenants, conditions, and restrictions on property known as "WINDER'S POND, SECTION ONE, COUNTY OF YORK, VIRGINIA", said Declaration of Covenants, Conditions and Restriction being made a part hereof by reference thereto the same as if incorporated herein in its entirety; and

WHEREAS, said Declaration of Covenants, Conditions and Restrictions provides therein that Declarant might from time to time annex certain additional properties to the terms and conditions thereof, which properties are more particularly described on plat attached thereto as Parcel 1, containing 73.8186 Acres, York County, Virginia; and

WHEREAS, Declarant, in accordance therewith, desires to and does hereby annex to all of the terms and conditions of said Declaration of Covenants, Conditions and Restrictions all of the property known as "Winder's Pond, Section Two" (the hereinafter described property being a portion of Parcel "1"), more fully described as follows:

Winder's Pond, Section 2, Atlantic Homes Development Corporation, York County, Virginia 3-1-85

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All that certain piece, parcel, or tract of land being known and described as "WINDER'S POND, SECTION TWO, GRAFTON DISTRICT, COUNTY OF YORK, VIRGINIA", according to plat prepared by C. K. Tudor Engineers, Inc., dated July 5, 1984, which is duly of record in the Clerk's Office of the Circuit Court for the County of York, Virginia in Plat Book 10, page 49, to which reference is here made, including the Lots, the Rights of Way Area, and Homes Association Area (to be referred to hereinafter as the "Properties").

NOW, THEREFORE, Declarant does hereby annex said Properties to the terms and conditions of said Declaration of Covenants, Conditions and Restrictions as set out above and does hereby declare that all of the Properties described hereinabove shall be held, sold and conveyed subject to said Declaration of Covenants, Conditions and Restrictions, which is for the purpose of protecting the value and desirability of, and which shall run with the Properties hereinabove described and shall be binding on all parties having any right, title or interest in the hereinabove described Properties, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

Declarant, for itself and its successors and assigns, of all or any part of said Properties covenants and agrees that the hereinabove Properties shall be a part of said Declaration of Covenants, Conditions and Restrictions and that Declarant and all subsequent owners of all or of any part of said Properties shall be entitled to, and subject to, all of the terms and conditions of said Declaration of Covenants, Conditions and Restrictions in the same manner as if the within annexed Properties had been included within the description and definition of Properties as contained therein.

Atlantic Homes Corporation hereby joins the within annexation, as the owner of some of the Lots in Section Two.

IN WITNESS WHEREOF, the said ATLANTIC HOMES DEVELOPMENT CORPORATION, being the Declarant herein, has caused these presents to be executed on its

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P. O. BOX 7
YORKTOWN, VA 23692

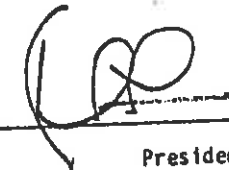
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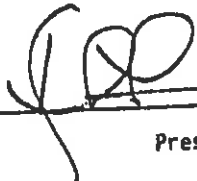
behalf by its officer duly authorized, all the day and year first above written.

DECLARANT:

ATLANTIC HOMES DEVELOPMENT CORPORATION

BY: 
President

ATLANTIC HOMES CORPORATION

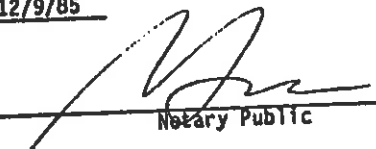
BY: 
President

STATE OF VIRGINIA

CITY OF NEWPORT NEWS, to-wit:

I, Svein J. Lassen, a Notary Public do hereby certify that the foregoing was acknowledged before me this 1st day of March, 1985, by KENNETH L. ALLEN, the President of ATLANTIC HOMES DEVELOPMENT CORPORATION.

My Commission Expires: 12/9/85


Notary Public

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

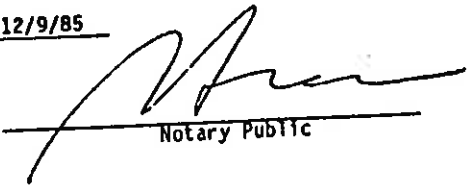
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STATE OF VIRGINIA
CITY OF NEWPORT NEWS, to-wit:

I, Svein J. Lassen, a Notary Public do hereby certify that the
foregoing was acknowledged before me this 1st day of March, 1985, by
KENNETH L. ALLEN, the President of ATLANTIC HOMES CORPORATION.

My Commission Expires: 12/9/85



Notary Public

VIRGINIA: County of York to-wit:
In the Clerk's Office of the Circuit Court for the
County of York, the 22nd day of July, 1985
This deed was presented with the certificate annexed
and admitted to record at 11:22 o'clock PM
Teste Edith M. Elliott, Clerk
By [Signature] Deputy Clerk