

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

BOOK 497 PAGE 724

ANNEXATION TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Annexation of Declaration, made this 30th day of March, 1987, by  
ATLANTIC HOMES DEVELOPMENT CORPORATION (hereinafter referred to as "Declarant"),  
and ATLANTIC HOMES CORPORATION.

W I T N E S S E T H :

WHEREAS, Declarant by that certain Declaration of Covenants, Conditions  
and Restrictions dated December 7, 1982, and recorded in Deed Book 375, page  
162 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 Restrictions 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 pro-  
vides therein that Declarant may 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 Three" (the hereinafter described property being a portion of Parcel  
1), more fully described as follows:

JUL 06 2004

BOOK 497 PAGE 725

All that certain piece, parcel or tract of land being known and described as "WINDER'S POND, SECTION THREE, GRAFTON DISTRICT, COUNTY OF YORK, VIRGINIA", dated February 28, 1986, made by C. K. Tudor Engineers, Inc., and duly recorded in the Clerk's Office of the Circuit Court for the County of York, Virginia in Plat Book 10, page 289, to which reference is here made, including the Lots, the Right 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 herein.

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

WINDER'S POND HOMES ASSOC.  
P.O. B. 721  
YORKTOWN, VA 23692  
JUL 06 2001

BOOK 497 PAGE 726

IN WITNESS WHEREOF, the said ATLANTIC HOMES DEVELOPMENT CORPORATION, being the Declarant herein, has caused these presents to be executed on its behalf by its officer duly authorized, all the day and year first above written.

DECLARANT:

ATLANTIC HOMES DEVELOPMENT CORPORATION

By [Signature]  
President

ATLANTIC HOMES CORPORATION

By [Signature]  
President

STATE OF VIRGINIA

CITY OF NEWPORT NEWS, to-wit:

The foregoing was acknowledged before me this 30th day of March, 1987 by KENNETH L. ALLEN, President, ATLANTIC HOMES DEVELOPMENT CORPORATION.

My commission expires: 2/3/90

[Signature]  
Notary Public

STATE OF VIRGINIA

CITY OF NEWPORT NEWS, to-wit:

The foregoing was acknowledged before me this 30th day of March, 1987 by KENNETH L. ALLEN, President, ATLANTIC HOMES CORPORATION.

My commission expires: 2/3/90

[Signature]  
Notary Public

VIRGINIA: County of York to-wit

In the Clerk's Office of the Circuit Court for the County of York, the 34th day of Sept, 1987

This deed was presented with the certificate annexed and admitted to record at 2:17 o'clock PM

Teste: Edith M. Elliott, Clerk

By [Signature] Deputy Clerk