

1759

AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
PAGE LANDING AT JAMESTOWN

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, made this 29th day of September, 1993, by NECK-O-LAND LIMITED PARTNERSHIP (the "Declarant") and PAGE LANDING HOMES ASSOCIATION (the "Association") both of which shall be considered as the GRANTOR for recordation purposes.

RECITALS

The Declarant executed and filed for record in the Clerk's Office of the Circuit Court of James City County, Virginia in Deed Book 469, at page 77, the Declaration of Covenants, Conditions and Restrictions of Page Landing at Jamestown, dated March 1, 1990 and supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions of Page Landing At Jamestown, dated February 1, 1993 and recorded in the aforesaid Clerk's Office in Deed Book 610, page 148, (collectively the "Declaration").

Article VII, Section 3 of the Declaration provides for amendment by an instrument signed by not less than 75% of the Lot Owners and 51% of the first mortgagees.

The required percentage of Lot Owners and first mortgagees have consented to the amendment of the Declaration and in accordance with the Declaration, the Declarant and the Association are executing this Amendment.

AMENDMENT

Now, therefore, in accordance with Article VII, Section 3 of the Declaration, the Declaration is hereby amended as follows:

1. Article I, Section 3 is hereby amended and restated as follows:

Section 3. "Properties" shall mean and refer to Lots 1 through 29, and Lots 50 through 76, inclusive, "Common Area No. 1" and "Common Area No. 2" as shown on the plat of "Page Landing at Jamestown" and Lots 1, 1A and 1B as shown on the plat of "Plat of Resubdivision of Lots 1 and 2, Block A, Neck-O-Land Hundred".

2. Article I, Section 5 is hereby amended and restated as follows:

Section 5. "Lot" shall refer to the fifty-nine (59) numbered Lots defined as part of the Properties herein, but shall specifically exclude Lots 30 through 49, inclusive, as shown on the plat of "Page Landing at Jamestown".

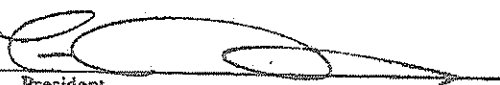
1-2

3. Article I, Section 8 and all references to the "Archeological Site" in the Declaration are hereby deleted.

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

WITNESS the following signatures this 29th day of September, 1993.

NECK-O-LAND LIMITED PARTNERSHIP
By: ATLANTIC HOMES DEVELOPMENT CORPORATION, General Partner

By 
President

PAGE LANDING HOMES ASSOCIATION

By 
President

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

The foregoing was acknowledged before me this 29th day of September, 1993 by Henry Stephens, President, Atlantic Homes Development Corporation, General Partner, Neck-O-Land Limited Partnership.

My commission expires: 3/31/94



Notary Public

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

The foregoing was acknowledged before me this 29th day of September, 1993 by Henry Stephens, President, Page Landing Homes Association.

My commission expires: 3/31/94


Notary Public

6059 of
admitted to
8:48
by 
Deputy Clerk

\$12,000.00

BOOK 720 PAGE 352

OUR FILE NO. 10062.002 (009)

020306

This Deed, made December 7, 1994 between

NECK-O-LAND LIMITED PARTNERSHIP, a Virginia Limited Partnership,
GRANTOR

party of the first part, and

PAGE LANDING HOMES ASSOCIATION, a Virginia corporation, GRANTEE,
whose address is 2 Eaton Street, Suite 1100, Hampton, VA 23669

party of the second part

~~Witnesseth~~: That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey, with GENERAL WARRANTY and with ENGLISH COVENANTS OF TITLE unto the said party of the second part the following described property, to-wit:

All that certain lot, piece or parcel of land situate, lying and being in the County of James City, Virginia, containing 12.1439 Acres, shown and designated as "COMMON AREA NO. 1-9.1808 Ac." and "COMMON AREA NO. 2-2.9631 Ac." on that certain plat entitled, "PAGE LANDING AT JAMESTOWN, BEING A SUBDIVISION OF PROPERTY OF NECK-O-LAND LIMITED PARTNERSHIP", made by Langley and McDonald, P.C., dated June 21, 1989 and duly recorded in the Clerk's Office of the Circuit Court for the County of James City, Virginia in Plat Book 50, pages 95, 96 and 97.

Together with all and singular the buildings and improvements thereon, rights and privileges, tenements, hereditaments, easements and appurtenances unto the said land belonging or in anywise appertaining.

Subject, however, to any and all easements, restrictions and provisions of record affecting the same property.

TO HAVE AND TO HOLD unto the said party of the second part, its successors and assigns, in fee simple and forever.

JONES, BLECHMAN, WOLTZ & KELLY
ATTORNEYS AND COUNSELORS AT LAW
NEWPORT NEWS, VIRGINIA 23607

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESS the following signatures and seals:

NECK-O-LAND LIMITED PARTNERSHIP
BY: ATLANTIC HOMES DEVELOPMENT CORPORATION,
General Partner

By [Signature] (Seal)
President
_____(Seal)
_____(Seal)
_____(Seal)

STATE OF VIRGINIA,

CITY OF NEWPORT NEWS

to-wit:

I. S. J. WISEN

, a Notary Public in and for the City and State aforesaid, do

certify that Henry Stephens, President, Atlantic Homes Development Corporation, General Partner, Neck-O-Land Limited Partnership

whose names are signed to the foregoing deed dated December 7, 1994

have acknowledged the same before me in my City and State aforesaid.

Given under my hand this 12th day of December, 1994

My commission expires 3/21/97

[Signature]
Notary Public

Virginia: City of Williamsburg and County of James City, to Wit:

At the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City the 10th day of December 19 94
This deed was presented with the certificate annexed and admitted to record at 1:10 o'clock. The taxes imposed by Sect. 58-54 (1) and (2) of the code, have been paid.

STATE TAX LOCAL TAX ADDITIONAL TAX
\$ 18.00 \$ 10.00 \$ 12.00

Taxic Helene S. Ward, Clerk
By: [Signature]
Deputy Clerk