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**SUPPLEMENTARY DECLARATION OF CONDITIONS,
RESTRICTIVE COVENANTS AND EASEMENTS FOR LAKE ANNA PLAZA**

This Supplementary Declaration of Conditions, Restrictive Covenants and Easements for Lake Anna Plaza, is made and entered into as of the 19th day of November, 2007, by and between the

GRANTOR: WILLIAM F. BLOUNT, JR., FAMILY LIMITED PARTNERSHIP, a Virginia limited partnership, the Declarant, and the

GRANTEE: LAKE ANNA PLAZA OWNERS ASSOCIATION, INC., a Virginia non-stock corporation, the Association, whose address is 2991 New Bridge Road, Mineral, Virginia, 23117;

WITNESSETH:

That whereas, the Declaration of Covenants, Conditions and Restrictions for Lake Anna Plaza (the Declaration), dated October 19, 2000, is recorded in the Clerk's Office of Louisa County, Virginia, in Deed Book 657, Page 554, and by its terms it applies to Lots A-1 through A-5 and Lots B-5 through B-10, all as shown on a plat of survey by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated October 2, 2000, recorded in said Clerk's Office in Plat Book 8, Page 1351, and

Whereas, the subdivision plat recorded in Plat Book 8, Page 1351, shows the specific area and dimensions of Lots A-1 through A-5 and Lots B-5 through B-10, and also shows a total of ninety (90) lots upon each of which a residential dwelling could be constructed, and

Whereas, pursuant to Article XIII, Section 5, of the Declaration, the Declarant may annex additional real property to Lake Anna Plaza and by Supplementary Declaration may make such real property so annexed a part of

JAMES L. LILLIE III, P.C.
ATTORNEY AND COUNSELLOR AT LAW
LOUISA, VIRGINIA



Lake Anna Plaza and submit such real property to the Declaration, and
 Whereas, by Supplementary Declaration dated May 22, 2002, recorded in
 said Clerk's Office on May 28, 2002, in Deed Book 725, Page 428, the
 Declarant annexed to Lake Anna Plaza Building C, consisting of Lots C-1
 through C-5, more particularly shown and described on a plat of survey by
 Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land
 Surveying, dated April 17, 2002, recorded in said Clerk's Office in Plat
 Book 8, Page 1530, and submitted Lots C-1 through C-5 to the Declaration,
 and

Whereas, by Supplementary Declaration dated April 10, 2003, recorded
 in said Clerk's Office on April 16, 2003, in Deed Book 773, Page 537, the
 Declarant annexed to Lake Anna Plaza Building D, consisting of Lots D-1
 through D-5, more particularly shown and described on a plat of survey by
 Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land
 Surveying, dated March 10, 2003, recorded in said Clerk's Office in Plat
 Book 8, Page 1659, and submitted Lots D-1 through D-5 to the Declaration,
 and

Whereas, by Supplementary Declaration dated May 28, 2004, recorded in
 said Clerk's Office on June 2, 2004, in Deed Book 854, Page 159, the
 Declarant annexed to Lake Anna Plaza Building E, consisting of Lots E-1
 through E-5, more particularly shown and described on a plat of survey by
 Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land
 Surveying, dated April 30, 2004, recorded in said Clerk's Office in Plat
 Book 8, Page 1861, and submitted Lots E-1 through E-5 to the Declaration,
 and

Whereas, the Declarant has subdivided the real property designated as

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Building F, consisting of Lots F-1 through F-5, all as more particularly shown and described on a plat of survey by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated May 11, 2005, recorded in said Clerk's Office in Plat Book 8, Page 2037, but no supplementary declaration has been recorded to annex Lots F-1 through F-5 to Lake Anna Plaza or to submit Lots F-1 through F-5 to the Declaration, and

Whereas, the Declarant has subdivided the real property designated as Building G, consisting of Lots G-1 through G-5, all as more particularly shown and described on a plat of survey by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated December 30, 2005, recorded in said Clerk's Office in Plat Book 8, Page 2153, but no supplementary declaration has been recorded to annex Lots G-1 through G-5 to Lake Anna Plaza or to submit Lots G-1 through G-5 to the Declaration, and

Whereas, the Declarant has conveyed each of Lots F-1 through F-5 and has also conveyed Lot G-1, the deed by which each such conveyance was made reciting in pertinent part that it is subject to the Declaration recorded in Deed Book 657, Page 553, as supplemented in Deed Book 725, Page 428, in Deed Book 773, Page 537, and in Deed Book 854, Page 159, and pursuant to Article XIII, Section 5, of the Declaration, the Declarant now desires to annex Lots F-1 through F-5 and Lots G-1 through G-5 to Lake Anna Plaza and also to submit Lots F-1 through F-5 and Lots G-1 through G-5 to the Declaration, and

Whereas, the Declarant has had a total of ninety (90) townhouses approved by the appropriate authorities of Louisa County, Virginia, for

inclusion in the Lake Anna Plaza townhouse development, the buildings for some of which no separate plat has been recorded, but which are depicted on the subdivision plat described above as recorded in Plat Book 8, Page 1351, being Buildings H, I, J, K, L, M, N, O, P, Q and R, and pursuant to Article XIII, Section 5, of the Declaration, the Declarant now desires to annex to Lake Anna Plaza the real property consisting of Lots H-1 through H-5, Lots I-1 through I-5, Lots J-1 through J-5, Lots K-1 through K-5, Lots L-1 through L-5, Lots M-1 through M-5, Lots N-1 through N-5, Lots O-1 through O-5, Lots P-1 through P-5, Lots Q-1 through Q-5, and Lots R-1 through R-5, to Lake Anna Plaza and also to submit Lots H-1 through H-5, Lots I-1 through I-5, Lots J-1 through J-5, Lots K-1 through K-5, Lots L-1 through L-5, Lots M-1 through M-5, Lots N-1 through N-5, Lots O-1 through O-5, Lots P-1 through P-5, Lots Q-1 through Q-5, and Lots R-1 through R-5, to the Declaration, and

Whereas, the Declarant has conveyed the lots previously conveyed and intends to convey the lots remaining lot of Lake Anna Plaza subject to certain the protective covenants, conditions, restrictions, reservations, liens and charges as set forth in the Declaration, to which reference is hereby made;

Now, therefore, the Declarant does hereby declare that each of the real properties designated above as Lots H-1 through H-5, Lots I-1 through I-5, Lots J-1 through J-5, Lots K-1 through K-5, Lots L-1 through L-5, Lots M-1 through M-5, Lots N-1 through N-5, Lots O-1 through O-5, Lots P-1 through P-5, Lots Q-1 through Q-5, and Lots R-1 through R-5, are annexed to Lake Anna Plaza and are hereby submitted to and shall be subjected to the Declaration recorded in Deed Book 657, Page 553, as supplemented in

Deed Book 725, Page 428, in Deed Book 773, Page 537, and in Deed Book 854, Page 159, just as if the same were set forth herein verbatim, and each of such real properties shall be held, sold and conveyed subject to said easements, restrictions, covenants and conditions therein contained, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of such real property.

The said easements, covenants, restrictions and conditions shall run with the real property and all subdivided parts thereof and shall be binding on all parties having or acquiring any right, title or interest in any of said lots.

It shall not be necessary to set forth or make any reference to these restrictions or to the Declaration in any deeds conveying a lot or unit in Lake Anna Plaza because the recodation of each subdivision plat and the recording of this writing shall be constructive and sufficient notice to all persons and entities of the applicability of all of the said easements, covenants, restrictions and conditions to said real property.

ADDITIONAL DEFINITIONS

Lake Anna Plaza consists of the townhouse development as shown on the several subdivision plats and expressly and specifically does not include the sewer treatment facility or the central water facility or any commercial sites or commercial enterprises located and/or operated upon the lands of the Declarant outside of Lake Anna Plaza, including the existing commercial sites and enterprises located and/or operated on other lands of the Declarant and such additional commercial sites that may be developed in the future.

The term *subdivision plat* shall refer to a plat of Lake Anna Plaza or

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any portion thereof, including, without limitation:

1. The plat of Lake Anna Plaza, Phase One, by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated October 2, 2000, recorded in said Clerk's Office in Plat Book 8, Page 1351, showing Lots A-1 through A-5 and Lots B-5 through B-10, and
2. The plat of survey by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated April 17, 2002, recorded in said Clerk's Office in Plat Book 8, Page 1530, showing Building C, consisting of Lots C-1 through C-5, and
3. The plat of survey by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated March 10, 2003, recorded in said Clerk's Office in Plat Book 8, Page 1659, showing Building D, consisting of Lots D-1 through D-5, and
4. The plat of survey by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated April 30, 2004, recorded in said Clerk's Office in Plat Book 8, Page 1861, showing Building E, consisting of Lots E-1 through E-5, and
5. The plat of survey by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated May 11, 2005, recorded in said Clerk's Office in Plat Book 8, Page 2037, showing Building F, consisting of Lots F-1 through F-5, and
6. The plat of survey by Joseph E. DiMeglio, Land Surveyor, Bell Surveys, Inc., Professional Land Surveying, dated December 30, 2005, recorded in said Clerk's Office in Plat Book 8, Page 2153, showing Building G, consisting of Lots G-1 through G-5, and
7. The unrecorded plats of survey showing the additional townhouses

that have been approved by the appropriate authorities of Louisa County, Virginia, for inclusion in the Lake Anna Plaza townhouse development, being Buildings H, I, J, K, L, M, N, O, P, Q and R.

The terms *real property*, *property* and *properties* shall mean and refer to the lots or units within Lake Anna Plaza as shown on the several subdivision plats and consisting of Buildings A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q and R, upon which a residential dwelling could be constructed, and shall include any common areas acquired by the Association for the common use and enjoyment of the members of the Association and others entitled to the use thereof, and shall also include parking areas designated for the lots or units and private streets shown on the subdivision plats as within Lake Anna Plaza and not dedicated to public use.

Specifically excluded from the meaning of the terms *real property*, *property* and *properties* are any commercial sites or commercial enterprises located upon the lands of the Declarant outside of Lake Anna Plaza, including the existing commercial sites and enterprises and such additional commercial sites that may be developed in the future.

ASSOCIATION

All owners of lots or units within Lake Anna Plaza shall be members of the Lake Anna Plaza Owners Association, Inc., a Virginia non-stock corporation, its successors and assigns (the *Association*), and shall be entitled to the benefits conferred upon such members and shall also be subject to the obligations and responsibilities imposed upon such members by the Declaration.

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Witness the following signature and seal:

WILLIAM F. BLOUNT, JR.,
FAMILY LIMITED PARTNERSHIP



By: William F. Blount, Jr., General Partner (SEAL)

STATE OF VIRGINIA,

CITY/COUNTY OF Louisa, To-wit:

The foregoing instrument dated November 19, 2007, was acknowledged before the undersigned notary public in and for the jurisdiction aforesaid by William F. Blount, Jr., in his capacity as General Partner of William F. Blount, Jr., Family Limited Partnership on this 27 day of November, 2007.

My commission expires: 3/31/08

(NOTARY SEAL)
Registration Number 346061

Erica L. Colanex
Notary Public

JAMES L. LILLIE III, P.C.
ATTORNEY AND COUNSELLOR AT LAW
LOUISA, VIRGINIA

INSTRUMENT #07011089
RECORDED IN THE CLERK'S OFFICE OF
LOUISA COUNTY ON
DECEMBER 4, 2007 AT 11:03AM
SUSAN R. HOPKINS, CLERK

RECORDED BY: MLK