

**AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

LAKE ANNA PLAZA

(Collection of Assessments and Land Use Restrictions)

This AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 5th day of August, 2013 by LAKE ANNA PLAZA OWNERS ASSOCIATION, INC. (hereinafter the "Association").

WHEREAS, the Association submitted to record that certain Declaration of Covenants, Conditions and Restrictions dated October 19, 2000, duly recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia in Deed Book 657, at Page 554 (hereinafter "Declaration"); and

WHEREAS, pursuant to Article XIII, Section 3 of the Declaration, the Declaration may be amended during the first twenty (20) year period by written agreement of owners of lots to which seventy five percent (75%) of the votes in the Owner's Association appertain; and

WHEREAS, the Association desires to amend the Declaration to provide for the annual collection of assessments; and

WHEREAS, the Association desires to amend the Declaration in order to correct an ambiguity between the Declaration and the Supplementary Declarations which annexed additional lots into the subdivision to insure that all lots subject to the Declaration will be used exclusively for residential purposes; and

WHEREAS, this Amendment shall become effective as of the date of recordation of this Amendment in the Clerk's Office of the Circuit Court Louisa County, Virginia pursuant to Section 55-515.1.F of the Virginia Property Owners' Association Act.

Prepared By: Inman & Strickler, P.L.C.
575 Lynnhaven Parkway, Suite 200
Virginia Beach, VA 23452



Doc ID: 002937740003 Type: DEE
Book 1332 Page 963 - 965

NOW THEREFORE, the Declaration is hereby amended as follows (changes are in bold type):

1. Article V entitled COVENANT FOR MAINTENANCE ASSESSMENTS, Section 1 entitled Creation of the lien and personal obligation of assessments, subsection (a), shall be deleted in its entirety and replaced with the following:

(a) Annual general assessments or charges, which shall be assessed on an annual basis or at such intervals as may be determined by the Board of Directors of the Association, shall include, but not be limited to, charges for cutting of grass by the Association as hereinafter provided.

{The remainder of this subsection was deleted in its entirety pursuant to that certain Declaration of Amendment dated September 18, 2004 and duly recorded in Deed Book 1104, at Page 461}

2. The following shall be added to the end of Section 5 entitled Maximum Assessment, subsection (b) of Article V entitled COVENANT FOR MAINTENANCE ASSESSMENTS:

Assessments shall be paid annually to the Association or at such other intervals as may be determined by the Board of Directors of the Association.

3. The first sentence of Section 1 of Article VI entitled RESTRICTIVE COVENANTS shall be deleted in its entirety and replaced with the following:

All Lots subject to this Declaration, including those Lots annexed to the subdivision by Supplementary Declarations from time to time, shall be used exclusively for residential purposes.

All provisions of the Declaration not expressly amended herein shall be and remain in full force and effect.

EXECUTED on the date first written above by the duly authorized officer of the Association.

LAKE ANNA PLAZA OWNERS ASSOCIATION, INC.

By: William C Shaw
WILLIAM C. SHAW, JR.
PRESIDENT

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Louisa, to-wit:

The foregoing instrument was acknowledged this 5th day of August, 2013, before me, the undersigned Notary Public, by WILLIAM C. SHAW, JR., President of Lake Anna Plaza Owners Association, Inc., who did state that the requisite percentage of the lot owners have agreed to the aforesaid amendment by executed writings which are on file with the Association's official records.

Denise D. Shepard
Notary Public

My Commission Expires: 1-31-17

Notary Registration No: 257162



INSTRUMENT #130005110
RECORDED IN THE CLERK'S OFFICE OF
LOUISA COUNTY ON
AUGUST 5, 2013 AT 03:42PM

SUSAN R. HOPKINS, CLERK
RECORDED BY: ELK



OFFICIAL RECEIPT
LOUISA COUNTY CIRCUIT
DEED RECEIPT

DATE: 08/05/13 TIME: 15:42:04 ACCOUNT: 109CLR130005110 RECEIPT: 13000010143
CASHIER: ELK REG: UL20 TYPE: AMEND PAYMENT: FULL PAYMENT
INSTRUMENT : 130005110 BOOK: 1332 PAGE: 963 RECORDED: 08/05/13 AT 15:42
GRANTOR: LAKE ANNA PLAZA OWNERS ASSOCIATION EX: N LOC: CO
GRANTEE: LAKE ANNA PLAZA OWNERS ASSOCIATION EX: N PCT: 100%
AND ADDRESS : 8536 OAK CHASE CIRCLE FAIRFAX STATION, VA. 22039

RECEIVED OF : CASH

CASH: \$21.00

DESCRIPTION 1: LOUISA CO LAKE ANNA PLAZA DEC OF COVENANCTS PAGES: 3 OF 0
2: NAMES: 0

CONSIDERATION: .00 A/VAL: .00 MAP:
PIN:

301 DEEDS 14.50 145 VSLF 1.50
106 TECHNOLOGY TRST FND 5.00

TENDERED : 21.00
AMOUNT PAID: 21.00
CHANGE AMT : .00

CLERK OF COURT: SUSAN R. HOPKINS

FILE COPY
RECEIPT COPY 3 OF 3