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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, made
and entered into this 28th day of May, 2004, by and between **WILLIAM F. BLOUNT,
JR, FAMILY LIMITED PARTNERSHIP**, a Virginia limited partnership, (the
“Declarant”) and **LAKE ANNA PLAZA OWNERS ASSOCIATION, INC.**, a Virginia
non-stock corporation, (“Association”), party of the second part.

WHEREAS, Declarant has heretofore recorded among the land records of Louisa
County, Virginia, in Deed Book 657, page 554, the Declaration of Covenants,
Conditions and Restrictions for Lake Anna Plaza (the “Declaration”); and

WHEREAS, Declarant has caused to be platted and recorded the plat of
subdivision for Lots A1 through A5, inclusive, and B6 through B10, inclusive, Lake
Anna Plaza, Phase One, among the land records of Louisa County, Virginia, in Plat Book
8, at Page 1351; and

WHEREAS, said Declaration pursuant to Article XIII, Section 5, provides that the
Declarant may annex additional lands to Lake Anna Plaza, and by Supplementary
Declaration may make such land so annexed a part of Lake Anna Plaza and subject to
said Declaration; and

WHEREAS, Declarant has caused to be platted and recorded the plat of
subdivision for Lots C-1 through C-5, inclusive, Lake Anna Plaza Building C, among the
land records of Louisa County, Virginia, in Plat Book 8, at Page 1530; and

WHEREAS, Declarant has heretofore recorded among the land records of Louisa
County, Virginia, in Deed Book 725, page 428, the Supplementary Declaration of



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Conditions, Restrictive Covenants and Easements for Lake Anna Plaza, dated May 22, 2002 (the "Supplementary Declaration"); and

WHEREAS, Declarant has caused to be platted and recorded the plat of subdivision for Lots D-1 through D-5, inclusive, Lake Anna Plaza Building D, among the land records of Louisa County, Virginia, in Plat Book 8, at Page 1659; and

WHEREAS, Declarant has heretofore recorded among the land records of Louisa County, Virginia, in Deed Book 773, page 537, the Supplementary Declaration of Conditions, Restrictive Covenants and Easements for Lots D-1 through D-5, inclusive, Lake Anna Plaza dated April 10, 2003 (the "Supplementary Declaration"); and

WHEREAS, Declarant is the Sole Owner of all real property (the "Property") known as Lake Anan Plaza, Building "E", Cuckoo District, Louisa County, Virginia, shown on plat entitled "Lake Anna Plaza Building "E", dated April 30, 2004, made by Bell Surveys, Inc., Joseph E. DiMeglio, L.S., and more particularly described as Lots (Units) E-1 through E-5, inclusive, Lake Anna Plaza, Building "E", containing in the aggregate 0.402 acres, and recorded among the land records of Louisa County, Virginia, in Plat Book 8, page 1861, reference to which is made for a description of such real property, hereinafter along with Lots A1 through A5, inclusive, B6 through B10, inclusive, and C-1 through C-5, inclusive, and D-1 through D-5, inclusive, referred to as "LAKE ANNA PLAZA"; and

WHEREAS, it is the desire of the Declarant to subdivide said property in accordance with the aforesaid subdivision plat; and

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WHEREAS, the Declarant by this Supplementary Declaration desires to and does annex said Lake Anna Plaza Building "E", as a part of LAKE ANNA PLAZA, and desires and does make subject the said real estate to the aforesaid Declaration; and

WHEREAS, the Declarant intends to convey such lots so subdivided in accordance with said subdivision plat, subject to certain additional protective covenants, conditions, restrictions, reservations, liens and charges as set forth in said Declaration, to which reference is hereby made.

NOW, THEREFORE, Declarant does hereby declare that the such of the properties designated above and shown on the subdivision plat herein referred, shall be subjected to the Declaration recorded in Deed Book 657, page 554, just as if the same was set forth herein verbatim, and the property 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 the real property. The said easements, covenants, restrictions and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the above described Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. It shall not be necessary to set forth or make reference to these restrictions, or the said Declaration, in deeds conveying said lots, as recordation of said plat and this writing shall be sufficient notice of all of the said easements, covenants, restrictions and conditions, as to any and all persons who may become owners of said lots.

ADDITIONAL DEFINITIONS

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“Subdivision Plat” or “subdivision plat” shall mean or refer to the Subdivision Plat of Phase One, Lake Anna Plaza, made by Bell Surveys, Inc., dated October 2, 2000, as last revised and recorded among the land records of Louisa County, Virginia, in Plat Book 8, page 1351; the Plat of Lake Anna Plaza Building “C”, dated April 17, 2002, as last revised and recorded among the land records of Louisa County, Virginia, in Plat Book 8, page 1530, and shall mean and refer to the Plat of Lake Anna Plaza Building “D”, dated March 10, 2003, as last revised and recorded among the land records of Louisa County, Virginia, in Plat Book 8, page 1659; and shall mean and refer to the Plat of Lake Anna Plaza Building “E”, dated April 30, 2004, as last revised and recorded among the land records of Louisa County, Virginia, in Plat Book 8, page 1861.

“Properties” or “Property” shall mean and refer to that certain real property described as Lots A1 through A5, inclusive, and Lots B6 through B10, inclusive, Phase One Lake Anna Plaza, and any common areas, including parking areas and private streets shown on the said subdivision plat of Lake Anna Plaza, Phase One, hereinabove described, and Lots C-1 through C-5, inclusive, and any common areas, including parking areas and private streets shown on said plat of Lake Anna Plaza Building “C” hereinabove described, and Lots D-1 through D-5 and any common areas, including parking areas and private streets shown on said plat of Lake Anna Plaza Building “D” hereinabove described, and Lots E-1 through E-5 and any common areas, including parking areas and private streets shown on said plat of Lake Anna Plaza Building “E” hereinabove described, and such additions thereto which, from time to time, may be annexed as a part of Lake Anna Plaza and/or otherwise brought within the jurisdiction of the Association.

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ASSOCIATION

All owners of lots Lake Anna Plaza Building "E" 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 subject to all obligations and responsibilities, and entitled to all benefits conferred upon said members, by the said Declaration.

WITNESS, the following signatures and seals:

WILLIAM F. BLOUNT, JR., FAMILY LIMITED PARTNERSHIP, a Virginia limited partnership

by [Signature] (SEAL)
William F. Blount, Jr., General Partner

LAKE ANNA PLAZA OWNERS ASSOCIATION, INC., a Virginia non-stock corporation

by [Signature] (SEAL)
Title: Director

STATE OF VIRGINIA
~~CITY~~/COUNTY OF SPOTSYLVANIA, to-wit:

The foregoing instrument was duly acknowledged before me this 28th day of May, 2004, by William F. Blount, Jr., General Partner of William F. Blount, Jr., Family Limited Partnership, a Virginia limited partnership, on behalf of the Partnership.

My Commission expires: 4/30/08

[Signature: R. K. Satterfield]
Notary Public

STATE OF VIRGINIA
~~CITY~~/COUNTY OF SPOTSYLVANIA, to-wit:

The foregoing instrument was duly acknowledged before me this 28th day of May, 2004, by William F. Blount, Jr(name), the Director

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_____ (title), of Lake Anna Plaza Owners Association, Inc., a Virginia non-stock corporation, on behalf of said corporation.

My Commission expires: 4/30/08

RK Satterfield
Notary Public

INSTRUMENT #04005817
RECORDED IN THE CLERK'S OFFICE OF
LOUISA COUNTY ON
JUNE 2, 2004 AT 01:10PM
SUSAN R. HOPKINS, CLERK

BY: *Mary Z. Hahn* _____ (DC)