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Prepared By & Return To:
Freeman, Dunn, Alexander, Gay, Lucy, Coates P.C.
1045 Cottontown Rd., Lynchburg, Va., 24503

TAX MAP #48-21 & 48-16

**SECOND AMENDMENT TO THE DECLARATIONS OF PROTECTIVE
COVENANTS - CARSLEY FARMS**

Dated: April 7, 2014

WHEREAS, Lynchburg Land Investors, LLC, a Virginia Limited Liability Company is hereby referred to in this document as the "Declarant"; and

WHEREAS, a Declarations Of Protective Covenants of Carsley Farms dated February 11, 2009 was recorded in the Surry County Circuit Court Clerk's Office in Deed Book 232, at pages 376 through 387, inclusive, said Protective Covenants to run with the land and be binding upon all parties and all persons owning Lots in Carsley Farms ("The Subdivision") containing Tracts 1 through 16 as described on a Plat of Survey prepared by Berkley-Howell & Associates, P.C., dated April 17, 2008, revised May 21, 2008, August 8, 2008 and September 9, 2008, and of record in the Office of the Circuit Court Clerk of Surry County, Virginia, in Plat Book 7 at page 201.

WHEREAS, A First Amendment to the Declaration dated October 14, 2010 was recorded in the Office of the Circuit Court Clerk of the County Surry, Virginia, on December 17, 2010 in Deed Book 242, at Page 843, rerecorded in Deed Book 242 at Page 882.

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WHEREAS, pursuant to paragraphs 8 and 23 of the above-described Declarations Of Protective Covenants, Carsley Farms, the Declarant, hereby amends Paragraphs 2, 5, 6, 11, 13, 14, and 16 of said Declarations Of Protective Covenants dated February 11, 2009, as hereinafter set forth.

2. PROPERTY OWNERS ASSOCIATION AND ANNUAL ASSESSMENTS:

- A. Every person or entity, who is a record owner of Lots 1A, 1B 1C, 2A, 2B, 2C, 3A, 10B, 10C, 11A, 11B, 12A, 12B, 13A, 13B, 13C, and any subdivided lots therefrom, inclusive, in the subdivision shall be a member of the Carsley Farms Property Owners Association ("Association"), and shall be entitled to one (1) vote for each Lot owned, provided however that Declarant shall be entitled three (3) votes for each Lot owned.
- B. The roadways, rights-of-ways, common areas and all amenities thereto constructed throughout the subdivision are for the use in common of the Declarant, Lot owners and their respective heirs, successors and assigns. This dedication shall not inhibit convenient use of the Subdivision's roadways or common area and amenities thereto.
- C. (1) The Declarant shall maintain all rights-of-ways and roads used for ingress and egress and built according to county specifications as described on the above-mentioned plat until such time that the Declarant turns them over to Association. At that time the roads will remain private, and the Association shall maintain all common areas, right-of-way, and area roads as described on the above-mentioned plat.

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and all amenities thereto within the Subdivision, and shall assess each Lot from 1A, 1B 1C, 2A, 2B, 2C, 3A, 10B, 10C, 11A, 11B, 12A, 12B, 13A, 13B, 13C, and any lots subdivided therefrom, inclusive, amounts necessary for the improvement and maintenance of said rights-of-ways, roads, common areas and amenities thereto, not to exceed \$375.00 per Lot annually.

- (2) All maintenance and upkeep of the roads, right-of-way, common areas and amenities thereto fronting Lots from 1A, 1B 1C, 2A, 2B, 2C, 3A, 10B, 10C, 11A, 11B, 12A, 12B, 13A, 13B, 13C, inclusive, including snow removal, will be done on the basis of competitive bids and only as required.

5. SIZE REQUIREMENTS:

A. No structure shall be erected, placed, altered, or permitted to remain on any lot other than one detached, single-family Dwelling, not to exceed two and one-half stories in height and accessory buildings not to exceed one and one-half stories in height. Any residence erected on the lots must have at least 1,500 square feet of heated living area, be constructed with masonry foundation and have no less than a 4/12 roof pitch. All such structures and improvements shall be on brick, stone or stucco foundations so that concrete or cinder block must not be exposed. The exterior of any such building must be brick, stone, wood, hardi plank, or vinyl provided however that any such out buildings, including barns, may be constructed with painted metal or similar metallic products.

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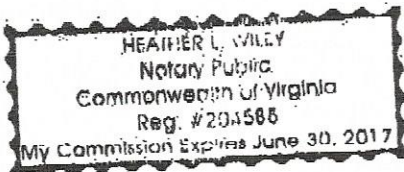
hereof, as shown on that certain plat of survey entitled "Reconfiguration of Tracts 3A, 4, 5, 6, 8, 9, 10B and Residue of Tracts 3 and 10, Carsley Farms, Guilford District - Surry County, VA" prepared by Willard T. Sigler, CLS, on behalf of Berkley-Howell & Assoc., P.C. dated July 8, 2014, revised August 4, 2014 and to be recorded in the aforesaid Clerk's Office, reference being made to said plat for the property affected hereby, the descriptions as contained on said plat being incorporated herein as if set forth in their entirety in this document

WITNESS the following signature and seal:

LYNCHBURG LAND INVESTORS, LLC, a
Virginia Limited Liability Company
Harvey L. Hamilton (SEAL)
HARVEY L. HAMILTON, Manager

STATE OF VIRGINIA
TO-WIT:
CITY/COUNTY OF BEDFORD

The foregoing instrument was acknowledged before me this 5th day of September, 2014, by HARVEY L. HAMILTON, Manager of Lynchburg Land Investors, LLC, a Virginia Limited Liability Company.



Heather L. Wiley
Notary Public
Commission Expires: 6/30/2017
Registration #: 204585

INSTRUMENT #140037540
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF SURRY ON
OCTOBER 7, 2014 AT 10:12AM
Karen M. Hart
GAIL P. CLAYTON, CLERK
RECORDED BY: KRM