

SOUTH KESWICK  
AMENDMENT TO  
AMENDED AND RESTATED  
DECLARATION OF RESTRICTIONS,  
COVENANTS AND CONDITIONS

THIS AMENDMENT TO DECLARATION is made this 29<sup>th</sup> day of June, 1988, by J & W PARTNERSHIP, a Virginia partnership, hereinafter referred to as the "Declarant";

W I T N E S S E T H :

WHEREAS, by Amended and Restated Declaration of Restrictions, Covenants and Conditions dated November 16, 1987 (the "Declaration"), recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 185, page 182, the Declarant subjected certain real property as therein described to the covenants, restrictions, easements, conditions, reservations, liens and charges and all other provisions therein set forth;

WHEREAS, the Declarant is currently the owner of those certain fourteen (14) lots of land located in Fluvanna County, Virginia, shown and described as Lots 2 through 7, Lots 9, 10, 12, 13, 15, 16, 18, and 19, on the plat by B. Aubrey Huffman & Associates, Ltd., dated September 10, 1987, consisting of five (5) sheets, captioned "Plats showing South Keswick, Being a Portion of Parcel 00A-3, Sheet 2 & Parcel COA-24 Sheet 3, Fluvanna County Tax Maps, Fluvanna County, Virginia", recorded in aforesaid Clerk's Office in Deed Book 185, pages 208 through 212 ("Lots"); and

1871  
P. O. Box 224  
Charlottesville, VA 22902

WHEREAS, the Declarant desires to revise and re-subdivide Lot 10 and Lot 12, South Keswick, pursuant to Section 8.01 of the Declaration.

NOW THEREFORE, the Declarant does hereby declare that Lot 10 and Lot 12, South Keswick, are hereby revised and re-subdivided as shown on the attached plat of B. Aubrey Huffman & Associates, Ltd., dated March 9, 1988, captioned "Plat Showing Revised Lots 10 & 12, South Keswick, Being a Portion of Parcel 00A-3 Sheet 2 & Parcel 00A-24 Sheet 3, Fluvanna County Tax Maps", to be recorded herewith and become a part of hereto, including the lot lines of Lot 10 and Lot 12 and the grading, utility, drainage and recreational easements affecting Lot 10 and Lot 12.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed by Shirley L. Fisher as its Attorney-in-Fact pursuant to a Special Power of Attorney of record in the aforesaid Clerk's Office in Deed Book 186, page 120.

J & W PARTNERSHIP,  
a Virginia partnership

By: Shirley L. Fisher, Attorney-in-Fact  
Shirley L. Fisher,  
Attorney-in-Fact

STATE OF VIRGINIA  
CITY/COUNTY OF Alleghany, to-wit:

30 The foregoing instrument was acknowledged before me this day of June, 1988, by Shirley L. Fisher, Attorney-In-Fact for J & W Partnership, a Virginia partnership, on its behalf.

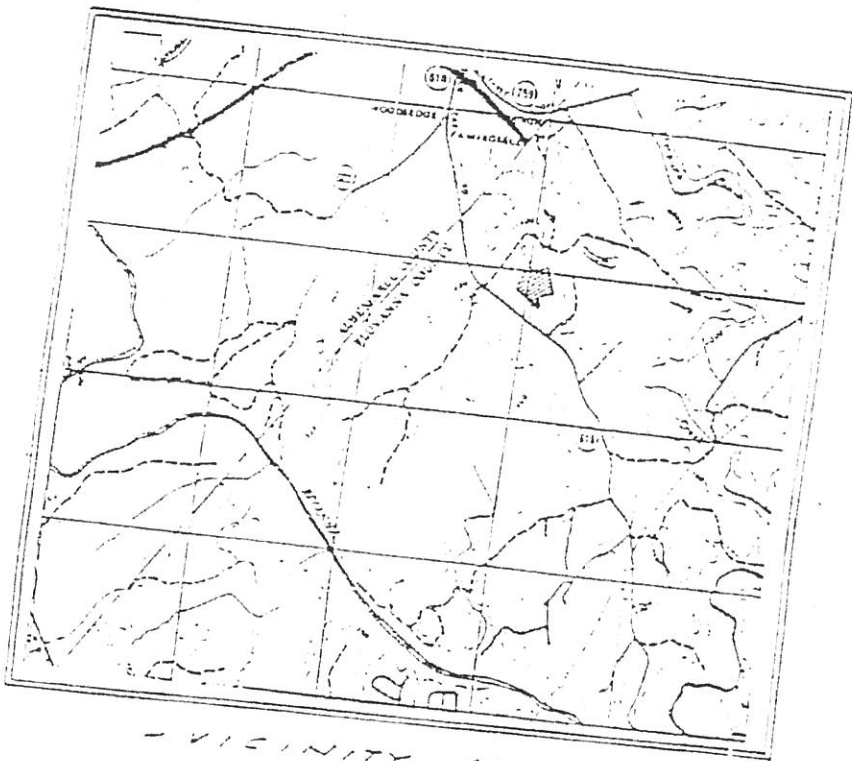
My Commission expires: 10-16-90

[Signature]  
Notary Public

0312cwh.amd

3-5/28/88

CURVE DATA 191 501									
NO	DELTA	RADIUS	TAN	ARC	NO.	DELTA	RADIUS	TAN	A
25	030.3245	505.05	3.055	576.45	51	027.0016	510.45	1.7465	3
47	070.0000	50.00	30.00	79.53					
50	103.17.34	50.00	41.47	73.73					



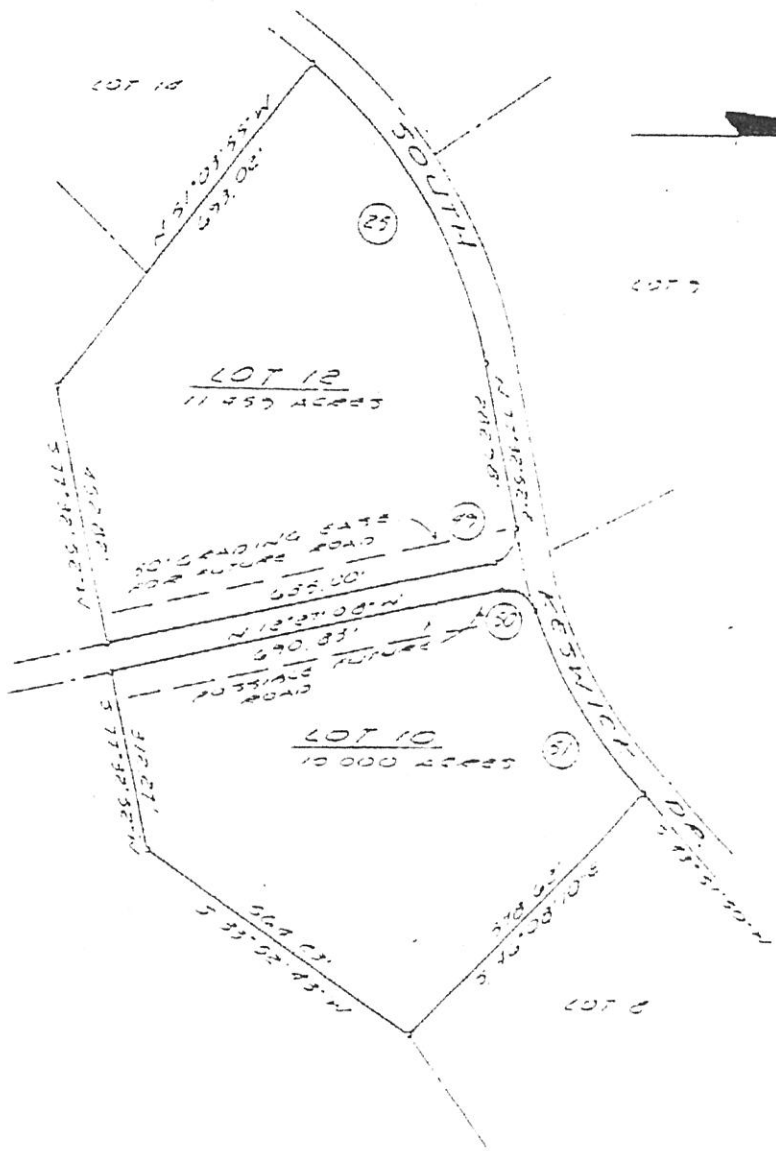
- VISINITY MAP -

PLAN SHOWING  
 REVISED LOT 7 1053  
 SOUTH KESWICK  
 BEING A PORTION OF PARCEL 00A-3  
 SHEET 2 & PARCEL 00A-25 SHEET 3  
 ALYANNA COUNTY TAX MAPS  
 ALYANNA COUNTY, VIRGINIA MAP 7, 1988

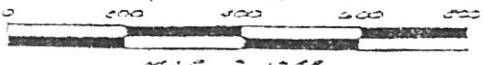


B. AUBREY HOFFMAN & ASSOCIATES LTD  
 CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING  
 CHARLOTTESVILLE, VIRGINIA

NOTE: ON LOT 10 & 12  
THERE IS A 60' WIDE DRAINAGE  
UTILITY & RECREATIONAL CASE,  
INSIDE AND ALONG THE  
BOUNDARY LINES OF ALL LOTS  
SETBACKS:  
50' FROM ALL ROAD R/W  
MARGINS  
35' FROM ALL SIDE & REAR  
OF ALL LOTS



SHEET 2 OF 2  
SOUTH KESWICK



MAR 7, 1988  
B. AUBREY HURFMAN & ASSOCIATES LTD  
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING  
CHARLOTTESVILLE, VIRGINIA