

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

THIS SUPPLEMENTARY DECLARATION is made this 29th day of March, 1990, by J & W PARTNERSHIP, a Virginia partnership, hereinafter referred to as the "Declarant";

W I T N E S S E D :

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 135, 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, by Amendment to the Declaration dated June 29, 1966, recorded in said Clerk's Office in Deed Book 191, page 499, the Declarant revised and re-subdivided Lot 10 and Lot 12, South Keswick (the "Amendment");

WHEREAS, the Declarant is currently the owner of those certain eight (3) lots of land located in Fluvanna County, Virginia, shown and described as Lots 2, 4, 6, 7, 9, 10, 13, and 18, South Keswick, on a plat of B. Aubrey Huffman & Associates, Ltd., dated September 10, 1937, consisting of five (5) sheets, captioned "Plats Showing South Keswick, Being a Portion of Parcel 00A-3, Sheet 2 & Parcel

00A-24 Sheet 3", recorded in said Clerk's Office in Deed Book 185, pages 208 through 212; and

WHEREAS, the Declarant is currently the owner of additional real property described in Exhibit B attached to the Declaration ("Additional Property"); and

WHEREAS, pursuant to Section 2.02 of the Declaration, the Declarant desires to bring within the plan and operation of the Declaration and make subject to the covenants, restrictions, easements, conditions, reservations, liens and charges and all other provisions as set forth in the Declaration, EXCEPT the assessment for maintenance of the Private Roads in Section 6.01, a portion of the Additional Property which fronts on and has access on State Route 616 shown and described as Lot 22, containing 10.000 acres, on a plat of B. Aubrey Huffman and Associates, Ltd., dated March 21, 1990, captioned "lat Showing South Keswick Being A Portion Of Parcel 00A-3 & Parcel 00A-2A Sheet 2", attached hereto and recorded herewith ("Plat 1"); and

WHEREAS, pursuant to Section 2.02 of the Declaration, the Declarant further desires to bring within the plan and operation of the Declaration and make subject to the covenants, restrictions, easements, conditions, reservations, liens and charges and all other provisions as set forth in the Declaration, a portion o the Additional Property consisting of thirteen (13) lots shown and described as Lots 23 through 25, on a plat of B. Aubrey Huffman and Associates, Ltd., dated March 26, 1990, consisting of fours (4) sheets, captioned "Plat Showing South Keswick Being A Portion Of

& 00A-2A

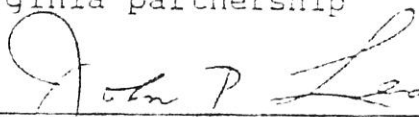
Parcel 00A-3/Sheet 2 & Parcel 00A-24 Sheet 3", attached hereto and recorded herewith ("Plat 2"); and

NOW THEREFORE, the Declarant does hereby declare that Lot 22, South Keswick, as shown and described on Plat 1, is hereby brought within the plan and operation of the Declaration and made subject to the covenants, restrictions, easements, conditions, reservations, liens and charges and all other provisions as set forth in the Declaration, EXCEPT the assessment for maintenance of the Private Roads in Section 6.01, (i) of the Declaration; and that Lots 23 through 35, South Keswick, as shown and described on Plat 2, are hereby brought within the plan and operation of the Declaration and made subject to the covenants, restrictions, easements, conditions, reservations, liens and charges and all other provisions as set forth in the Declaration.

IN WITNESS WHEREOF, J & W Partnership, a Virginia partnership, has caused this instrument to be signed by John P. Lachman, Sr., Managing Partner, on its behalf.

J & W PARTNERSHIP,
a Virginia partnership

By:


John P. Leachman, Sr.
Managing Partner

STATE OF VIRGINIA

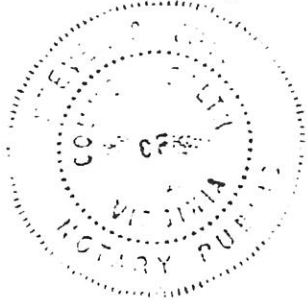
CITY/COUNTY OF Alexandria, to-wit:

The foregoing instrument was acknowledged before me this 3rd
day of April 1990, by John P Leachman, Sr., as Managing
Partner of J & W Partnership, a Virginia partnership, on its
behalf.

My Commission expires:

4/5/93

[Signature]
Notary Public



0523cwh.sup
5-3/29/90

NOTE:

THERE IS A 20' WIDE DRAINAGE
UTILITY & RETENTIONAL BASE
INSIDE ALONG THE BOUNDARY
LINES OF LOT 22

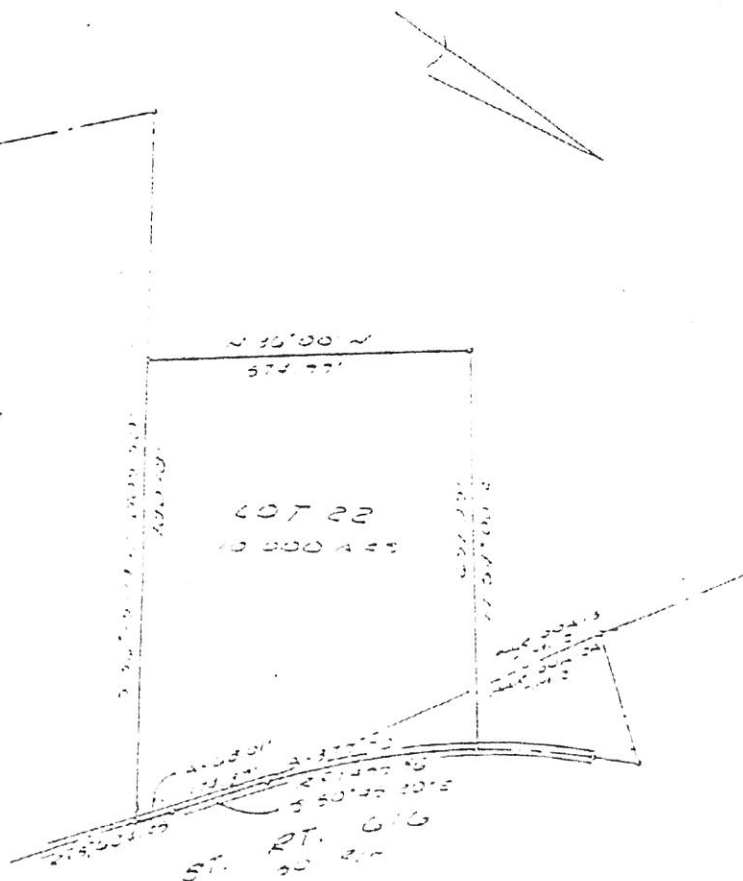
35' FROM ALL SIDES & REAR
OF ALL LOTS

50' FROM ALL ROAD R/W
MARGINS

35' FROM ALL SIDES & REAR
OF ALL LOTS



PAR
COA - 22
SHEET 3



PLAN SHOWING
SOUTH KESWICK
BEING A PORTION OF
PARCEL COA-22 & PARCEL COA-24 SHEETS
FREDERICK COUNTY TAX MAP 3
FREDERICK COUNTY, VIRGINIA MARCH 21, 1970

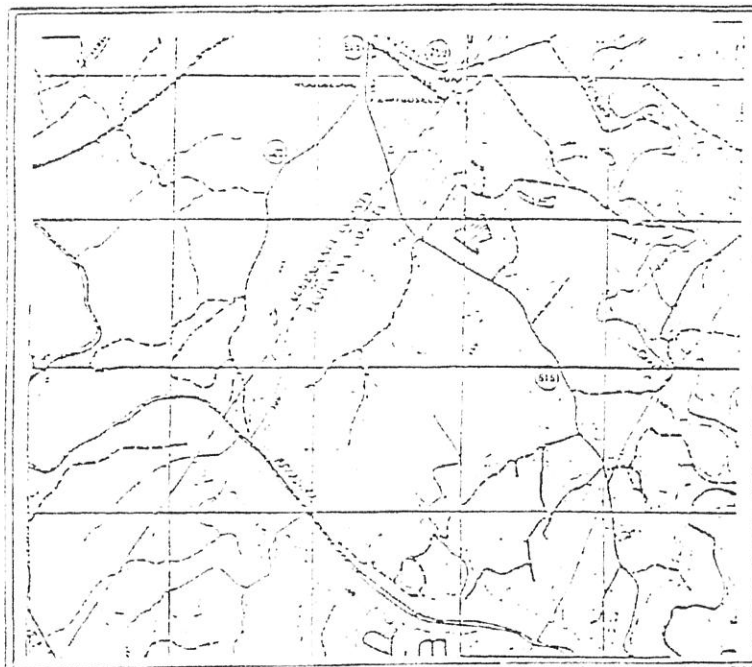
0 100 200 300 400
Feet

BY ROBERT HUFFMAN AND ASSOCIATES, LTD.
CIVIL ENGINEERING, SURVEYING AND PLANNING
FREDERICK COUNTY, VIRGINIA

Approved by: *Robert W. Brough*
County Engineer
4/1/70

CURVE DATA

NO	DEG PA	RADIUS	TAN	ARC	NO	DEG PA	RADIUS	TAN	ARC
1	11-07-40	1113.53	108.47	213.27	11	74.13.36	50.00	53.83	82.77
2	34.10.20	425.00	217.75	402.47	12	93.47.32	275.00	275.85	450.11
3	27.07.45	475.00	114.60	232.51	13	58-57.30	325.00	183.87	314.66
4	27.07.45	475.00	114.60	232.51	14	16-00-00	615.33	83.47	171.03
5	30-30-00	35.00	10.63	31.05	15	10-29-27	225.35	20.51	120.60
6	103.16.38	60.00	102.86	120.25	16	20-09.33	30.00	42.08	67.76
7	103.33.27	60.00	121.32	113.50	17	31-00-00	425.00	117.56	227.75
8	30-30-07	6000	28.51	53.24	18	18-36-16	475.00	77.22	137.00
9	103.01.40	60.00	624.71	177.02	19	12-03.44	475.00	50.17	100.05
10	112.38.35	6000	7004	117.76	20	34-47.37	325.00	101.83	177.36



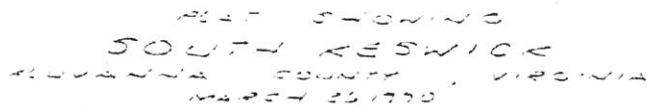
VICINITY MAP

PLAN SHOWING
SOUTH KESWICK
 BEING A PORTION OF PARCEL 00A-35 00A-24
 SHEET 2 & PARCEL 00A-24 SHEET 3
 ALYANNA COUNTY TAX MAPS
 ALYANNA COUNTY, VIRGINIA MARCH 25, 1990



BY ROBERT NEWMAN AND ASSOCIATES, LTD.
 CIVIL ENGINEERING AND SURVEYING AND PLANNING
 CHARLOTTEVILLE, VIRGINIA
 Approved by: *Robert Newman*
 County Administrator
 3/25/90

उत्तराखण्ड

[illegible]

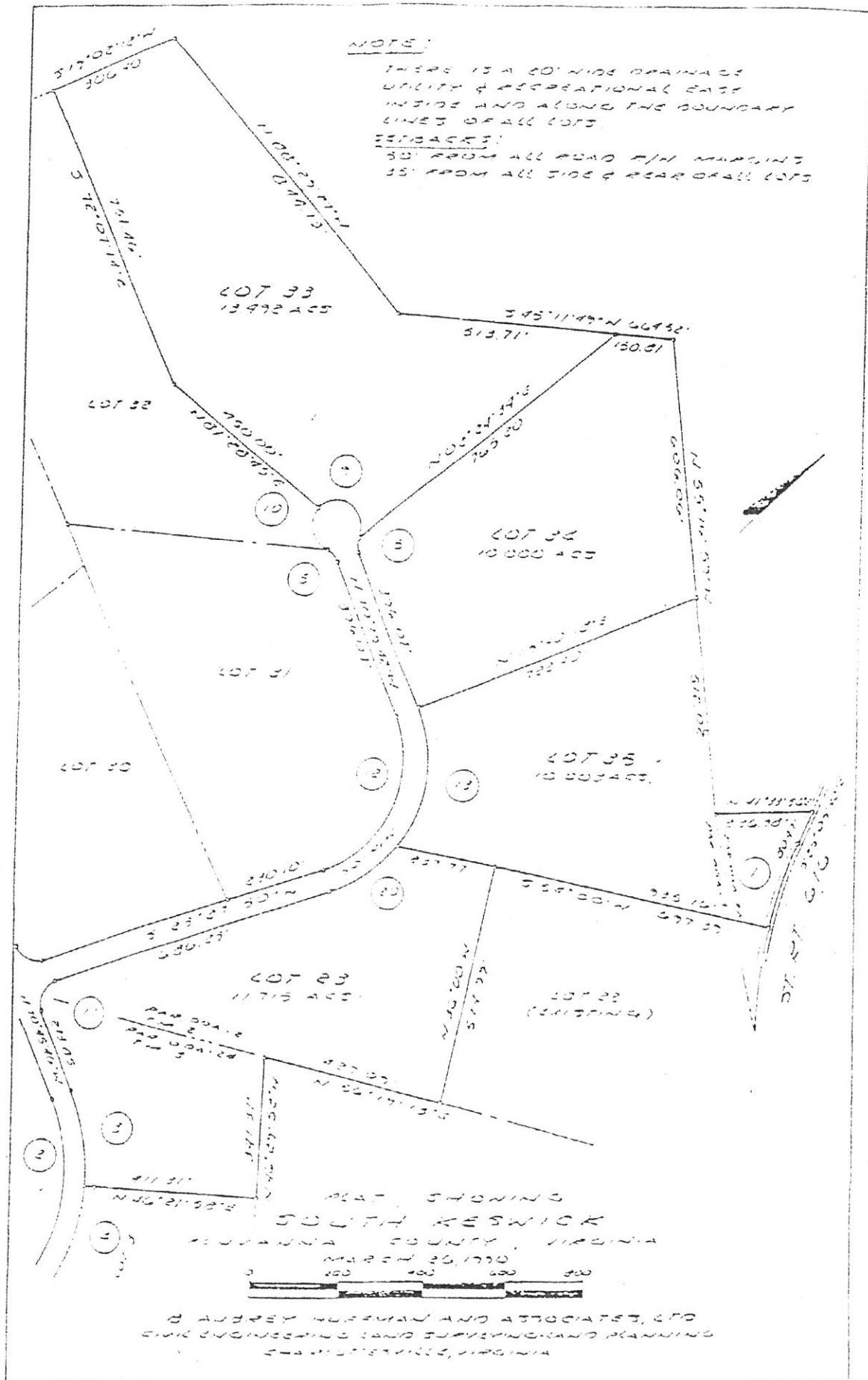
D. AUBREY HARRMAN AND ASSOCIATES, LTD
CIVIL ENGINEERING, LAND SURVEYING, AND PLANNING
CHARLESTON, VIRGINIA

NOTE:

THERE IS A 20' WIDE DRAINAGE
DITCH & RECREATIONAL PATH
INSIDE AND ALONG THE BOUNDARY
LINES OF ALL LOTS.

REMARKS:

30' FROM ALL ROAD R/W MARKING
15' FROM ALL SIDES & REAR OF ALL LOTS



35794-455

5 19.02.12.41
102730

۴۵۷۵۹۵۵

107 25
10 7 2 4 5 5

$$\begin{array}{r} 20000 \\ 75000 \end{array}$$

100725
10 000 000

500 400 300 200 100

B. AUGUST HOFFMAN AND ASSOCIATES, LTD.
CIVIL ENGINEERS AND SURVEYORS PLANNING
CONSTRUCTION PROGRAMS