

SOUTH KESWICK

SECOND SUPPLEMENTARY DECLARATION TO
AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS,
COVENANTS AND CONDITIONS

THIS SECOND SUPPLEMENTARY DECLARATION is made this 12 day of
May, 1993, 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 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, by Amendment to the Declaration dated June 29, 1988,
recorded in said Clerk's Office in Deed Book 191, page 499, the
Declarant revised and re-subdivided Lot 10 and Lot :2, South
Keswick (the "Amendment");

WHEREAS, by Supplementary Declaration dated March 29, 1990,
recorded in said Clerk's Office in Deed Book 210, page 254, 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 additional
real property described in Exhibit B attached to the Declaration
("Additional Property"); and

250 East High Street
P. O. Box 224
Charlottesville, VA 22902

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, the Additional Property consisting of one acre to be added to existing Lot 6, South Keswick, and twenty-two (22) lots shown and described as Lots 36 through 58, on a plat of B. Aubrey Huffman & Associates, Ltd., dated April 14, 1993, consisting of six (6) sheets, captioned "Plat Showing Lots 36 Thru 56, South Keswick, Fluvanna County, Virginia", attached hereto and recorded herewith (the "Plat");

WHEREAS, the Declarant desires to revise Lot 6, South Keswick, pursuant to Section 3.06 of the Declaration;

NOW THEREFORE, the Declarant does hereby declare that "Par. X" containing 1.00 acre and Lots 36 through 58, South Keswick, as shown and described on the Plat 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; and that Lot 6 is hereby revised as shown on the Plat to contain 11.053 acres.

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

J & W PARTNERSHIP,
a Virginia partnership

By: John P. Leachman, Sr.
John P. Leachman, Sr.
Managing Partner

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF FREDERICK, to-wit:

The foregoing instrument was acknowledged before me this 19th
day of May, 1993, by John P. Leachman, Sr., as Managing Partner of
J & W Partnership, a Virginia partnership, on its behalf.

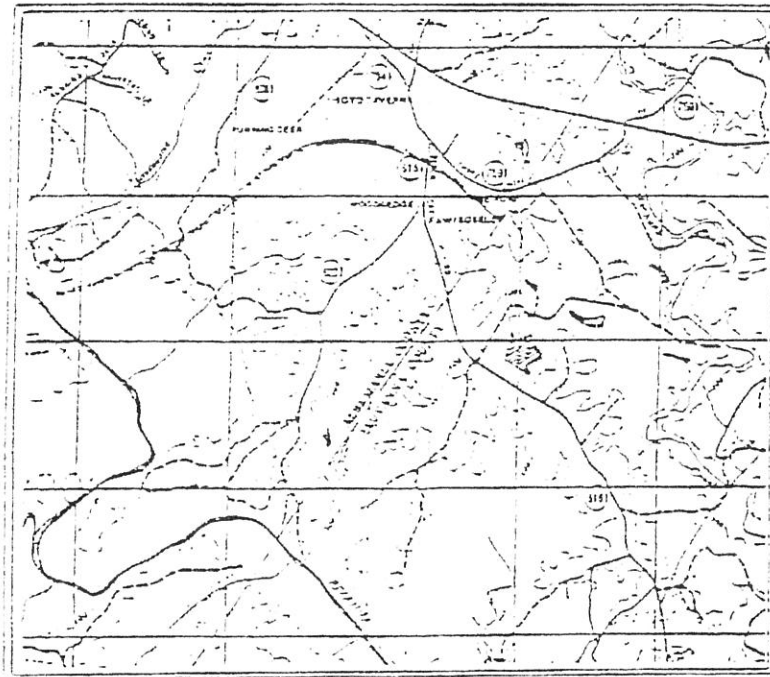
My commission expires: JUL 31 1994

John P. Leachman, Sr.
Notary Public

0241cwh2.sup

CURVE DATA

NO	DELTA	RADIUS	TAN	ARC	NO	DELTA	RADIUS	TAN	ARC
70	42-27-08	225.00	87.37	166.71	84	36-27-42	550.00	121.34	350.32
72	42-27-08	275.00	106.81	203.76	85	78-00-00	550.00	445.38	748.75
73	55-00-00	225.00	117.13	215.78	87	78-00-00	600.00	485.87	816.81
75	55-00-00	275.00	143.16	263.78					
76	70-00-00	50.00	50.00	78.54					
77	43-00-00	625.00	258.38	430.87					
79	43-00-00	575.00	238.17	451.60					
80	50-00-00	35.00	16.63	31.06					
81	281-40-00	60.00		294.96					
82	36-27-42	600.00	197.02	322.17					



- VICINITY MAP -

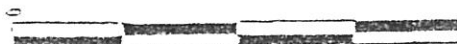


PLAN SHOWING
 1075 35 THRU 88
 SOUTH RESWICK
 COUNTY, VIRGINIA

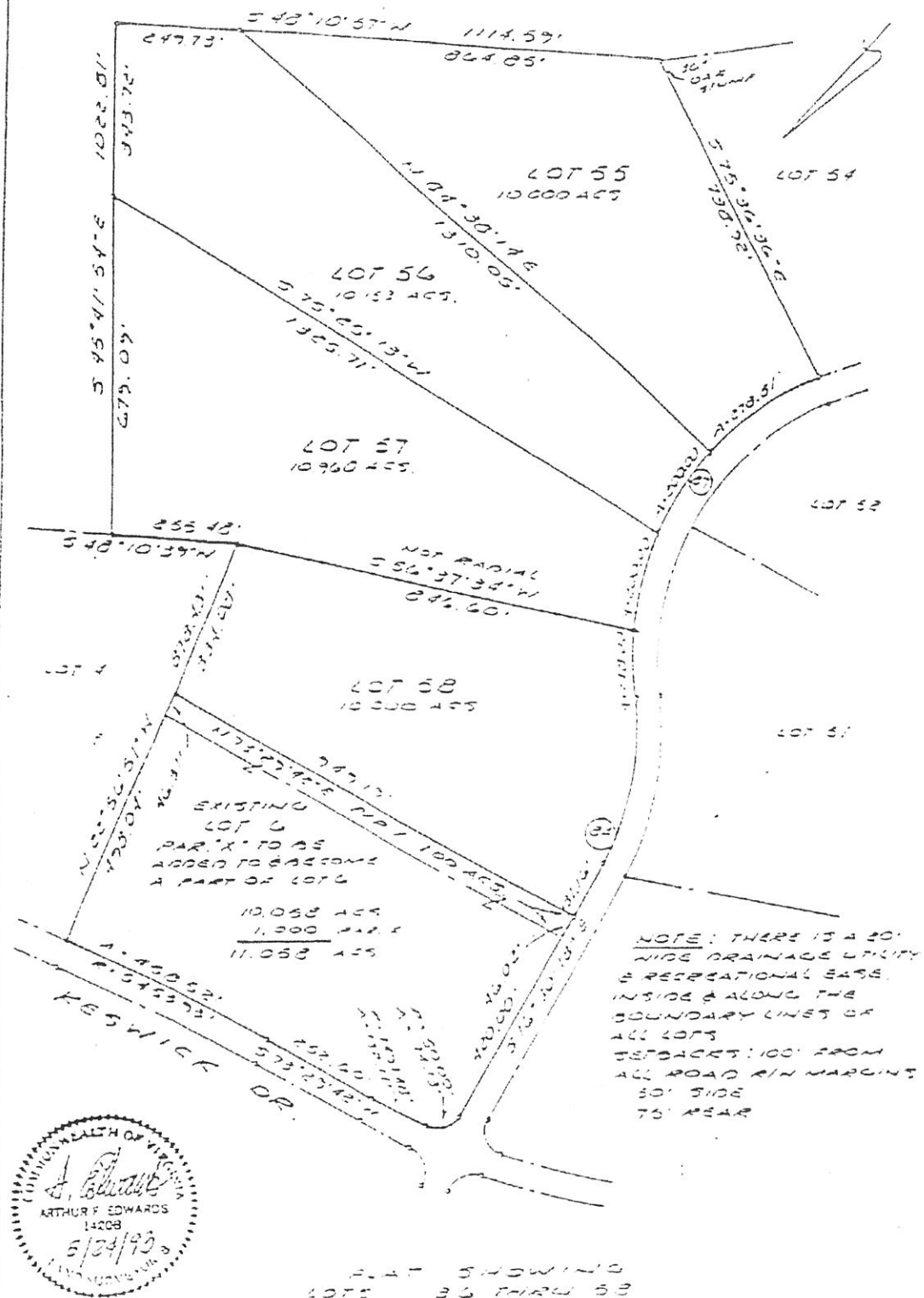
Approved by:
 Clerk of Board
 County Administration
 5/27/95

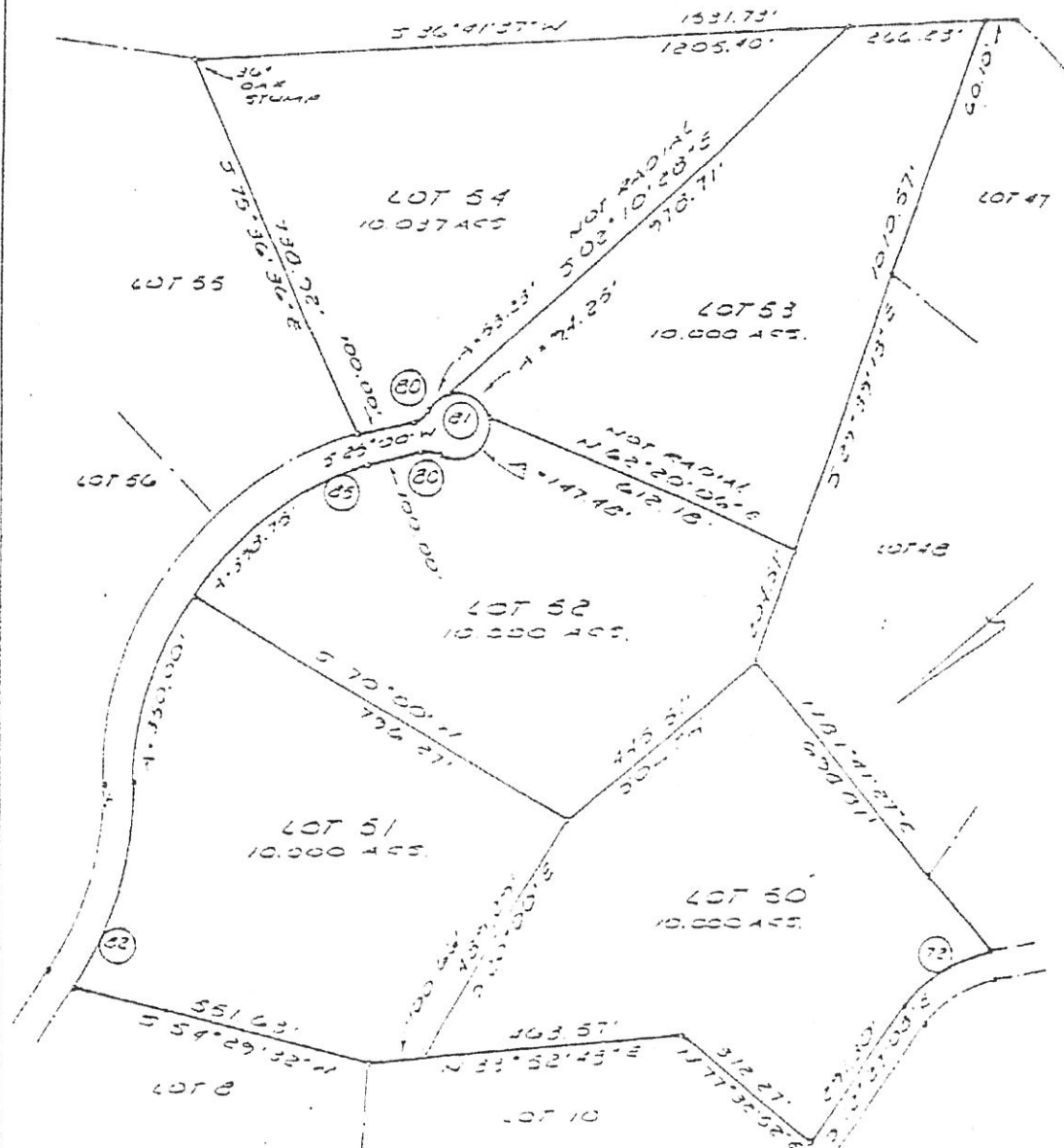
ALUANA

APRIL 12, 1993



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

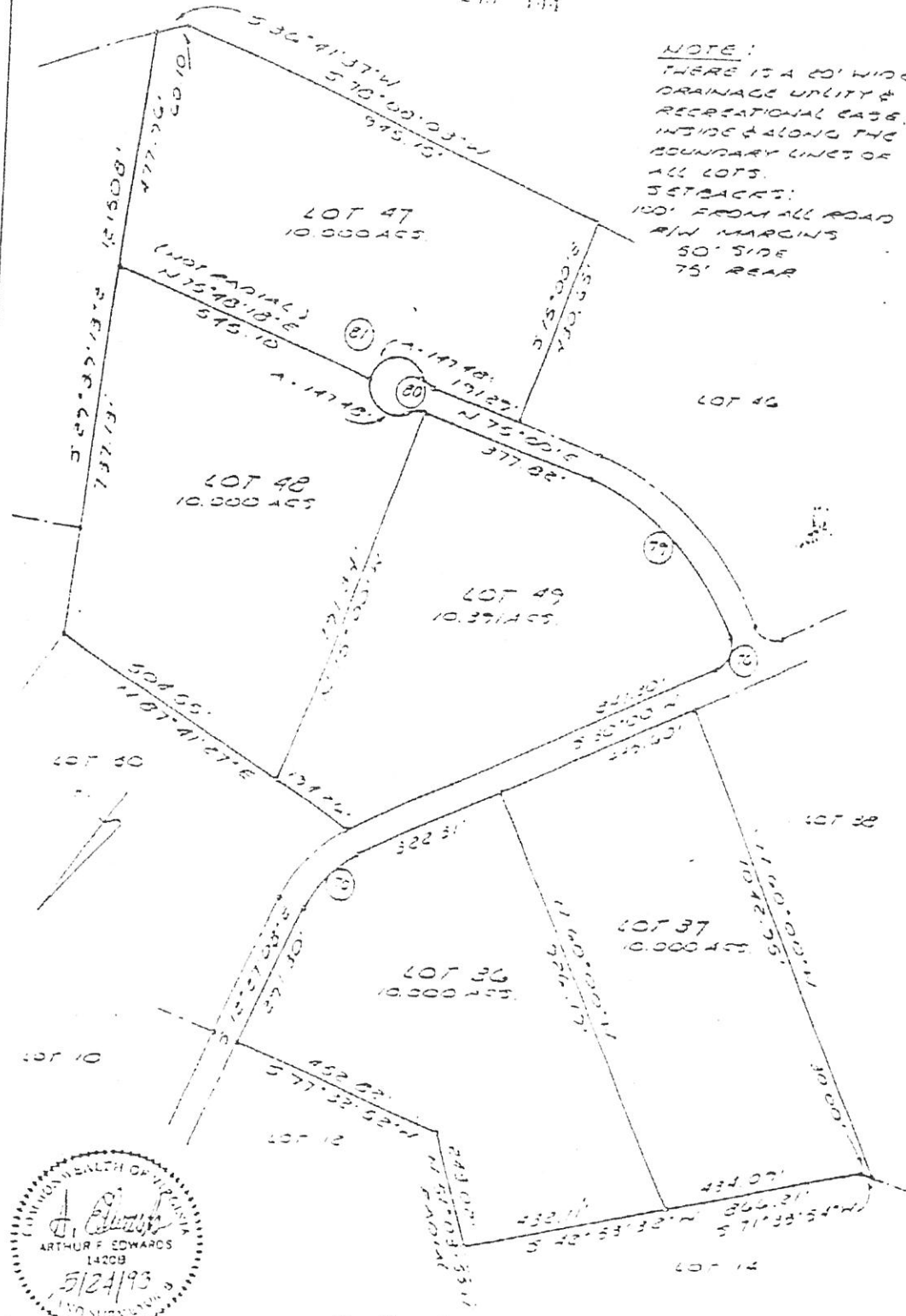




PLAT SHOWING
LOTS 30 THRU 52
SOUTH KESWICK
FLUVANIA COUNTY VIRGINIA, APRIL 14, 1993

B. AUDREY HUFFMAN & ASSOCIATES LTD.
CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING
CHARLOTTESVILLE, VIRGINIA

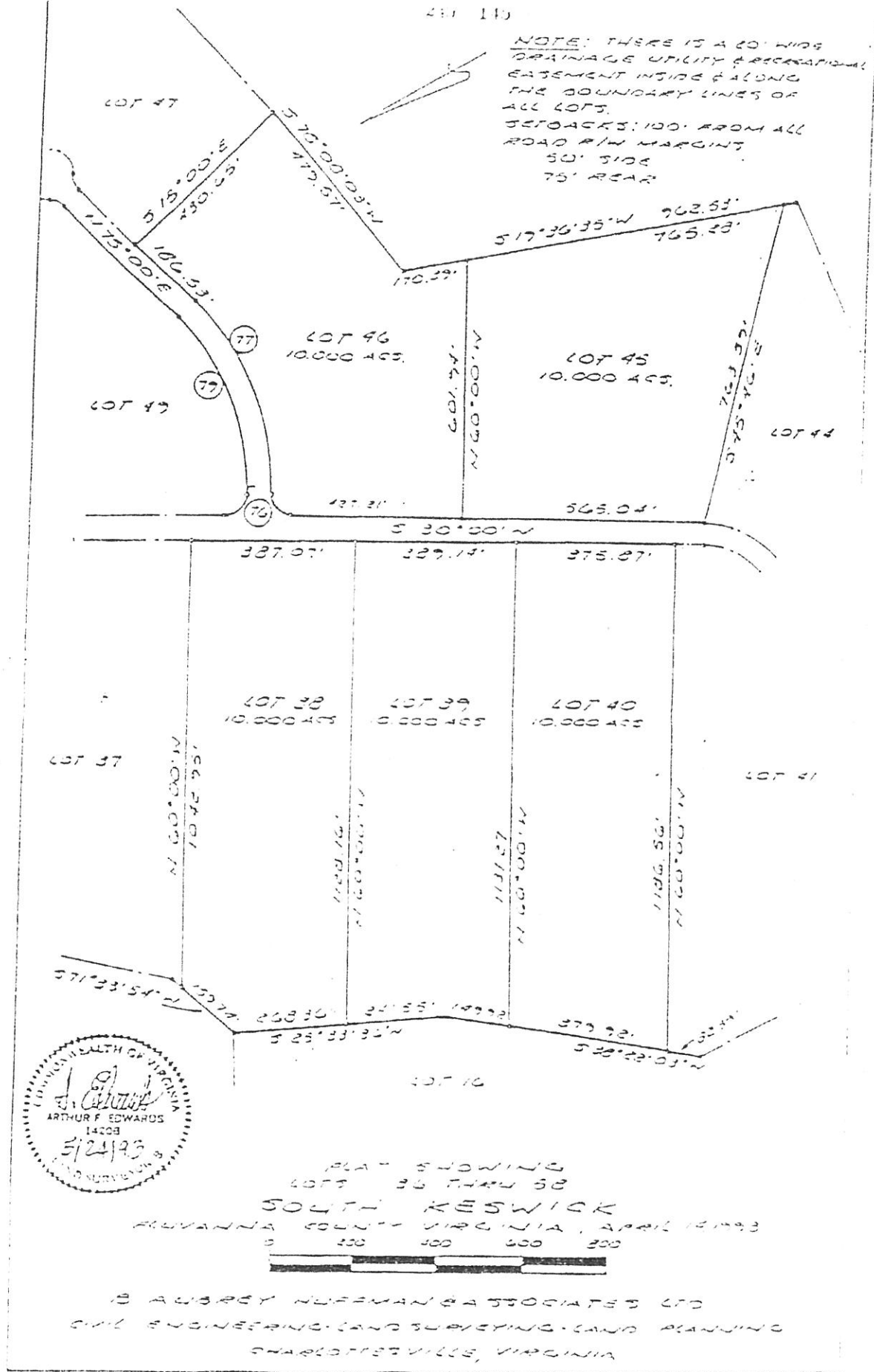
NOTE:
THERE IS A 20' WIDE
DRAINAGE UTILITY &
RECREATIONAL CASE
INTENSE & ALONG THE
BOUNDARY LINE OF
ALL LOTS.
SETBACKS:
100' FROM ALL ROAD
R/W MARGINS
50' SIDE
75' REAR

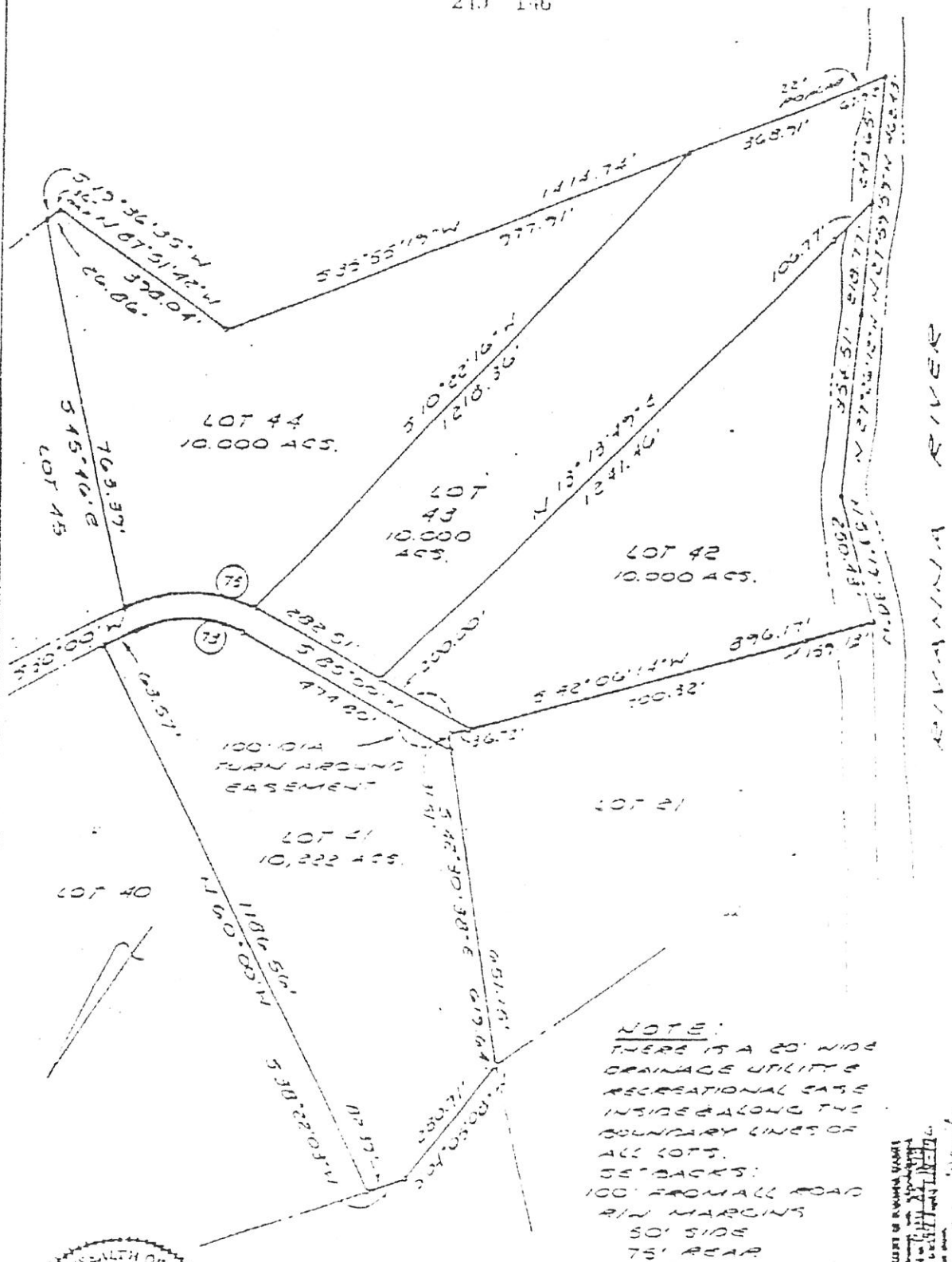


PLAT SHOWING
LOTS 36 THRU 52
SOUTH KESWICK
FLUVANNA COUNTY VIRGINIA, APRIL 14, 1993

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

NOTE: THERE IS A 20' WIDE DRAINAGE UTILITY & RECREATION EASEMENT INSIDE & ALONG THE BOUNDARY LINES OF ALL LOTS. SETBACKS: 100' FROM ALL ROAD R/W MARGIN. 50' SIDE 75' REAR





PLAT SHOWING
LOTS 36 THRU 52
SOUTH KESWICK
RUVANNA COUNTY VIRGINIA, APRIL 14, 1993



AUBREY NEWMAN & ASSOCIATES LTD.
SURVEYING AND PLANNING

PLAT CHECKS		DATE
FILED	FILED	
INDEXED	INDEXED	
RECORDED	RECORDED	
FILED	FILED	
INDEXED	INDEXED	
RECORDED	RECORDED	
FILED	FILED	
INDEXED	INDEXED	
RECORDED	RECORDED	
FILED	FILED	