

Instrument Control Number

[Empty box for Instrument Control Number]

005126

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]



Doc ID: 000982390003 Type: DEE
Recorded: 03/30/2005 at 03:16:55 PM
Fee Amt: \$22.00 Page 1 of 3
Albemarle County, VA
Shelby Marshall Clerk Circuit Court
File# 2005-00005126

BK 2948 PG 402-404

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Date of Instrument: [3/30/2005]

Instrument Type: [DEC]

Number of Parcels [1]

Number of Pages [2]

City County [Albemarle County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Weather Hill Homes Ltd]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[Parkside Village]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Weather Hill Homes Ltd]
 (Address 1) [315 Old Ivy Way]
 (Address 2) [Suite 102]
 (City, State, Zip) [Charlottesville] [VA] [22903]
 Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

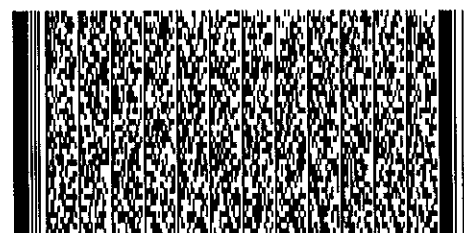
Prior Instr. Recorded at: City County [Albemarle County] Percent. in this Juris. [100]
 Book [] Page [] Instr. No []

Parcel Identification No (PIN) []
 Tax Map Num. (If different than PIN) [056A2-04-00-00100 through 056A2-04-00-04700, 056A2-04-00-0]

Short Property Description [Parkside Village]
 [Albemarle County, Virginia]

Current Property Address (Address 1) [n/a]
 (Address 2) []
 (City, State, Zip) [Crozet] [VA] [22932]

Instrument Prepared by [Richmond and Fishburne LLP]
 Recording Paid for by [Richmond and Fishburne LLP]
 Return Recording to (Name) [Richmond and Fishburne LLP]
 (Address 1) [214 East High Street]
 (Address 2) []
 (City, State, Zip) [Charlottesville] [VA] [22902]
 Customer Case ID [99-0812] [] []



056A2-04-00100 through
056A2-04-04700

Prepared by: Richmond and Fishburne, L.L.P. TMP: 056A2-04-00-000A1
056A2-04-00-00A0

Return to: Richmond and Fishburne, L.L.P.
214 East High Street
Charlottesville, Virginia 22902

005126

THIS SUPPLEMENTAL DECLARATION is made this 24 day of March,
2005, by Weather Hill Homes, Ltd., a Virginia corporation, the Developer of Parkside Village.

WITNESSETH:

WHEREAS, Weather Hill Homes, Ltd. is the Developer of Parkside Village pursuant to Declaration of Covenants, Conditions and Restrictions (the "CCRs"), as amended and supplemented dated November 7, 2000 and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 1974, page 456; and

WHEREAS, Section 1.18 of the CCRs provides for supplemental declarations at the Developer's discretion; and

WHEREAS, the Developer owns all of the Common Properties as defined in the CCRs and has not released its right as to Developer pursuant to Article VII of the CCRs ; and

WHEREAS, pursuant to Section 1.18, the Developer desires to supplement the CCRs to allow for the establishment of townhomes in Parkside Village.

NOW THEREFORE, in consideration of the premises, Weather Hill Homes, Ltd., as Developer, hereby declares as a Supplemental Declaration to the CCRs the following:

New Section 1.19 is hereby added to the CCRs as follows:

Section 1.19 "TOWNHOME SUB-ASSOCIATION." The Developer, its successors and/or assigns may construct and establish townhomes within Parkside Village and may create for the governance of the townhome properties, covenants and restrictions and a homeowners' association, all of which shall be subject and subordinate to the Declaration. So long as the Developer retains its rights as Developer under the Declaration, the Developer shall have the authority to approve any such townhome covenants and restrictions and sub-association governing documents and any other attendant and necessary provisions

in this Declaration or the sub-association declaration for the establishment of townhomes within Parkside Village. After the Developer has relinquished its rights under the Declaration, the Association Board of Directors shall have the authority to approve or deny any and all changes and additions to the townhome sub-association documents and covenants and restrictions without need for membership approval.

WITNESS the following signature and seal.

Weather Hill Homes, Ltd.

By:

_____(SEAL)

[Signature]

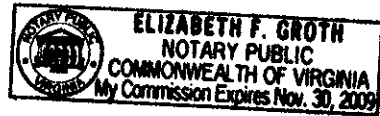
STATE OF Virginia, At Large
~~CITY/COUNTY OF~~ Albemarle, to-wit:

The foregoing instrument was acknowledged before me this 24 day of March, 2005, by Weather Hill Homes, Ltd.

My commission expires: November 30 2009.

[Signature]

Notary Public
Printed Name:



RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
March 30, 2005 AT 3:16:55 PM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
ALBEMARLE COUNTY, VA
SHELBY MARSHALL CLERK CIRCUIT COURT

[Signature]