

Instrument Control Number

019997

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]



Doc ID: 001166060007 Type: DEE
Recorded: 10/28/2005 at 09:04:51 AM
Fee Amt: \$22.00 Page 1 of 7
Albemarle County, VA
Shelby Marshall Clerk Circuit Court
File# 2005-00019997

BK 3095 PG 99-105

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Date of Instrument: [10/24/2005]

Instrument Type: [AMEND]

Number of Parcels [1]

Number of Pages [4]

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

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Parkside Townhome O]	[]	[]	[]
[LaRue]	[Amparo]	[G]	[]

First and Second Grantees

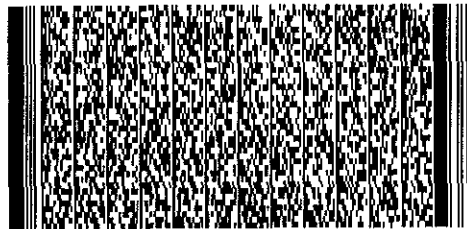
Last Name	First Name	Middle Name or Initial	Suffix
[Parkside Townhome O]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Parkside Townhome Owners Association]
 (Address 1) [c/o Summit Property Management Co]
 (Address 2) [PO Box 8260]
 (City, State, Zip) [Charlottesville] [VA] [22906]
 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 [2908] Page [209] Instr. No []

Parcel Identification No (PIN) []
 Tax Map Num. (if different than PIN) [TMP 056A2-04-00-04800 - TMP 056A2-04-00-07100]
 Short Property Description [Lots 48-71 Parkside Village]
 Current Property Address (Address 1) []
 (Address 2) []
 (City, State, Zip) [] [] []

Instrument Prepared by [Scott Kroner PLC]
 Recording Paid for by [Scott Kroner PLC]
 Return Recording to (Name) [Scott Kroner PLC]
 (Address 1) [418 East Water Street]
 (Address 2) []
 (City, State, Zip) [Charlottesville] [VA] [22902]
 Customer Case ID [] [] []



Instrument Control Number

[Empty box for Instrument Control Number]

**Commonwealth of Virginia
Land Record Instruments
Continuation Cover Sheet
Form B**

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [10/24/2005]

Instrument Type: [AMEND]

Number of Parcels [1]

Number of Pages [4]

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

Grantors/Grantees/Parcel Continuation Form B

	Last Name	First Name	Middle Name or Initial	Suffix
<input type="checkbox"/>	[Church Hill Developmen]	[]]
<input checked="" type="checkbox"/>	[Chambers	][John	][Tyson]
<input checked="" type="checkbox"/>	[Meckley	][Amanda]]
<input checked="" type="checkbox"/>	[Columbia	][Sarah	][F]
<input checked="" type="checkbox"/>	[Kasen	][Scott	][D]
<input checked="" type="checkbox"/>	[Slater	][Gregory	][L]
<input checked="" type="checkbox"/>	[Slater	][Kathryn	][L]
<input checked="" type="checkbox"/>	[Beck	][Justin]]
<input checked="" type="checkbox"/>	[Beck	][Sarah]]
<input checked="" type="checkbox"/>	[Collins	][R	][Russell]
<input checked="" type="checkbox"/>	[Collins	][Margaret	][S]
<input checked="" type="checkbox"/>	[Cotton	][Linda	][D]
<input checked="" type="checkbox"/>	[Vermillion	][Michelle]]
<input checked="" type="checkbox"/>	[McCardell	][Mark	][A]
<input checked="" type="checkbox"/>	[Frenzel-McCardell	][Carla	][D.]
<input checked="" type="checkbox"/>	[French	][David	][A]

Prior Instr. Recorded at: City County [] Percent. in this Juris. []

Book [] Page [] Instr. No []

Parcel Identification No (PIN) []

Tax Map Num. (if different than PIN) []

Short Property Description []

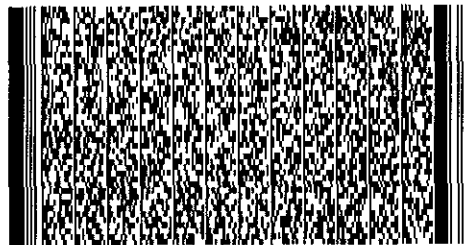
[]

Current Property Address (Address 1) []

(Address 2) []

(City, State, Zip) []

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Instrument Control Number

[Empty box for Instrument Control Number]

**Commonwealth of Virginia
Land Record Instruments
Continuation Cover Sheet
Form B**

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [10/24/2005]

Instrument Type: [AMEND]

Number of Parcels [1]

Number of Pages [4]

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

Grantors/Grantees/Parcel Continuation Form B

	Last Name	First Name	Middle Name or Initial	Suffix
<input type="checkbox"/>	[French	][Sarah	][Caitlin Wallace][
<input type="checkbox"/>	[Ammons	][Julie	][K][
<input type="checkbox"/>	[Herrmann	][Calvert	][C][
<input type="checkbox"/>	[Lee	][Brandon][][
<input type="checkbox"/>	[Ramsey	][Heather][][
<input type="checkbox"/>	[Rothwell	][Heather	][F][
<input type="checkbox"/>	[Wolf	][Loren	][E][
<input type="checkbox"/>	[Feeley	][Phylicia][][
<input type="checkbox"/>	[Jordan	][Sarah	][B][
<input type="checkbox"/>	[Dillard	][William	][H][
<input type="checkbox"/>	[Nichola Properties LLC][][][
<input type="checkbox"/>	[Lee	][Annette][][
<input type="checkbox"/>	[Arbuckle	][Kent][][
<input type="checkbox"/>	[][][][
<input type="checkbox"/>	[][][][
<input type="checkbox"/>	[][][][

Prior Instr. Recorded at: City County [] Percent. in this Juris. []

Book [] Page [] Instr. No []

Parcel Identification No (PIN) []

Tax Map Num. (if different than PIN) []

Short Property Description []

Current Property Address (Address 1) []

(Address 2) []

(City, State, Zip) [] [] []



019997

This instrument was prepared by Scott Kroner, PLC, Charlottesville, Virginia.

TMP# 056A2-04-00-04800, 056A2-04-00-04900, 056A2-04-00-05000, 056A2-04-00-05100, 056A2-04-00-05200, 056A2-04-00-05300, 056A2-04-00-05400, 056A2-04-00-05500, 056A2-04-00-05600, 056A2-04-00-05700, 056A2-04-00-05800, 056A2-04-00-045900, 056A2-04-00-06000, 056A2-04-00-06100, 056A2-04-00-06200, 056A2-04-00-06300, 056A2-04-00-06400, 056A2-04-00-06500, 056A2-04-00-06600, 056A2-04-00-06700, 056A2-04-00-06800, 056A2-04-00-06900, 056A2-04-00-07000, 056A2-04-00-07100

FIRST AMENDMENT
TO
AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS
OF PARKSIDE TOWNHOMES

THIS FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION is made this 21st day of October, 2005, by PARKSIDE TOWNHOME OWNERS ASSOCIATION, a non-stock Virginia corporation.

WITNESSETH:

WHEREAS, Hauser Homes, Inc., has heretofore caused to be recorded a Declaration of Covenants and Restrictions of Parkside Townhomes, dated December 8, 2004 (the "Declaration"), which Declaration is recorded in the Office of the Clerk of the Circuit Court of Albemarle County, Virginia, in Deed Book 2908, page 209; and

WHEREAS, the President and Secretary of the Parkside Townhome Owners Association (the "Association") have executed and caused to be recorded, immediately prior hereto, an Amended and Restated Declaration dated October 21, 2005, to amend and restate in its entirety the Declaration to incorporate revisions duly adopted by the Members of the Lots subject to the Declaration at a duly called meeting

WHEREAS, the Owners of the Lots subject to the Declaration, at a duly called meeting of the Members of Parkside Townhome Owners Association held on September 20, 2005, as provided in Article X, Section 4 of the Declaration, voted to amend Section 5, Article V, of the Amended and Restated Declaration as set forth in this instrument; and

WHEREAS, notice of the September 20, 2005, meeting was given on August 18, 2005, being more than fifteen (15) days in advance of the meeting as required by the Declaration; and

WHEREAS, at the September 20, 2005 meeting, the total number of Type "A" Voting Members of the Association was twenty (20) and were entitled to a total of twenty (20) votes, and the Type "B" Voting Member owned four (4) Lots and was entitled to a total of twelve (12) votes, for a total of thirty-four (34) votes; and

WHEREAS, eleven (11) votes were required to constitute a quorum at the September 20, 2005, meeting of the Association, which is thirty percent (30%) of the total thirty-four (34) votes entitled to be cast at such meeting; and

WHEREAS, a quorum was present as there were eighteen (18) votes present at the duly called meeting held on September 20, 2005; and

WHEREAS, the minimum number of votes necessary to adopt the amendment was twelve (12) being two-thirds (2/3) of the votes cast at the meeting; and

WHEREAS, eighteen (18) votes were cast "for" the amendment, and zero (0) votes were cast "against" the amendment.

NOW, THEREFORE, pursuant to the provisions of Article X, Section 4 of the Amended and Restated Declaration of Covenants and Restrictions of Parkside Townhomes, dated October 21, 2004, the undersigned officers of Parkside Townhome Owners Association hereby cause to be recorded in the Office of the Clerk of the Circuit Court of Albemarle County, Virginia, this First Amendment to Amended and Restated Declaration of Covenants and Restrictions of Parkside Townhome Owners Association, recorded in such Clerk's Office immediately prior hereto.

Section 5, ARTICLE V, COVENANTS FOR ASSESSMENTS, is hereby amended

to read in its entirety as follows:

Section 5. *Maximum Assessments and Increases.*


(a) Until September 30, 2005, the Maximum Regular Annual Assessment shall be \$83.00/per month per improved Lot.

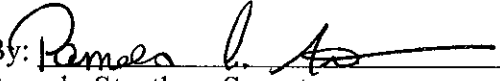
(b) From and after October 1, 2005, the Maximum Regular Annual Assessment shall be automatically increased each year by an amount equal to ten percent (10%) of the previous year's Maximum Regular Annual Assessment.

WITNESS the following duly authorized signatures and seals.

**PARKSIDE TOWNHOME OWNERS
ASSOCIATION**

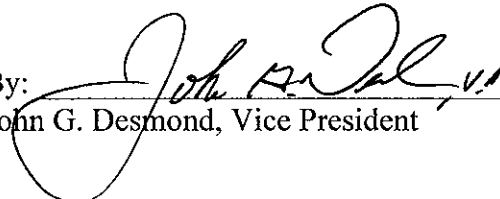
a Virginia non-stock corporation

By:  (SEAL)
Andrew B. Lee, President

By:  (SEAL)
Pamela Strother, Secretary

Hauser Homes, Inc., joins in the execution of this First Amendment to Amended and Restated Declaration to evidence its consent, as required in Section 4, Article X of the Amended and Restated Declaration.

HAUSER HOMES, INC., a Virginia corporation

By:  (SEAL)
John G. Desmond, Vice President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Albemarle, to-wit:

The foregoing instrument was acknowledged before me this 21st day of October, 2005, by Andrew B. Lee, President of Parkside Townhome Owners Association, a Virginia non-stock corporation, on behalf of the corporation.

My commission expires: 9-30-07

Cecilia [Signature]
Notary Public

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Albemarle, to-wit:

The foregoing instrument was acknowledged before me this 21st day of October, 2005, by Pamela Strother, Secretary of Parkside Townhome Owners Association, a Virginia non-stock corporation, on behalf of the corporation.

My commission expires: 9-30-07

Cecilia [Signature]
Notary Public

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF albemarle, to-wit:

The foregoing instrument was acknowledged before me this 21st day of October, 2005, John G. Desmond, Vice President Hauser Homes, Inc., a Virginia corporation, on behalf of the corporation.

My commission expires: 10/31/05

[Signature]
Notary Public

RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
October 28, 2005 AT 9:04:51 AM
\$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] DC