

Instrument Control Number



LR 201300027659 7/5/2013 8:47:00 AM

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS Cover Sheet Agent Online Version 2.0.9.15]

BK5160PG1306

T A X R P E X E M P T	C	Date of Instrument	[07/01/2013]
	O	Instrument Type	[AMEND]
	P	Number of Parcels	[1]
		Number of Pages	[6]
		City <input type="checkbox"/> County <input checked="" type="checkbox"/> [Henrico County]	

(Box for Deed Stamp Only)

First and Second Grantors			
Last Name	First Name	Middle Name	Suffix
<input checked="" type="checkbox"/>	Wyndham Forest Homeowner's Association,		[Inc.]
<input type="checkbox"/>			

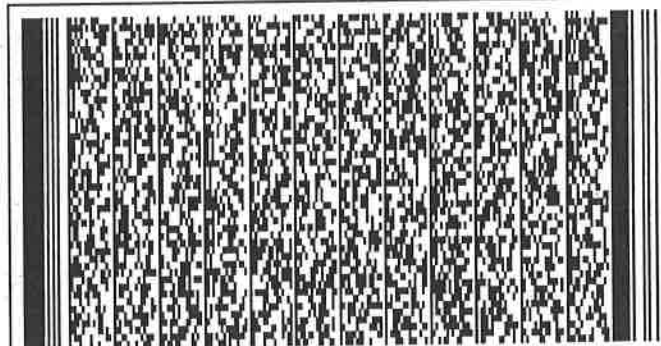
First and Second Grantees			
Last Name	First Name	Middle Name	Suffix
<input checked="" type="checkbox"/>	Wyndham Forest Homeowner's Association,		[Inc.]
<input type="checkbox"/>			

Grantee Address (Name)	[na]
(Address 1)	[na]
(Address 2)	[na]
(City, State, Zip)	[na] [VA] [na]

Consideration [0.00]	Existing Debt [0.00]	Assumption Balance [0.00]
------------------------	------------------------	-----------------------------

Prior Instr. Recorded at: City <input type="checkbox"/> County <input checked="" type="checkbox"/> [Henrico County]	Percent. in this Juris.(%) [100]
Book [288] Page [1937] Instr. No. [10-5-A-10]	
Parcel Identification No (PIN) [10-5-A-10]	
Tax Map Num. (if different than PIN) [Wyndham Forest]	
Short Property Description	
Current Property Addr (Address 1)	
(Address 2)	
(City, State, Zip)	

Instrument Prepared by	[Chadwick Washington]
Recording Paid for by	[Chadwick Washington]
Return Recording to (Name)	[Chadwick, Washington, Moriarty, Elmore & Bunn]
(Address 1)	[201 Concourse Blvd., Suite 101]
(Address 2)	
(City, State, Zip)	[Glen Allen] [VA] [23059]
Customer Case ID	[CS-742464]



Tax Map I.D.#'s
Attached on Exhibit "A"

**AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE WYNDHAM FOREST HOMEOWNER'S ASSOCIATION, INC.**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WYNDHAM FOREST HOMEOWNER'S ASSOCIATION, INC. is made this 1st day of July, 2013, by the Wyndham Forest Homeowner's Association, Inc. (hereinafter referred to as the "Association" and "Grantor" and "Grantee" for indexing purposes).

*****WITNESSETH*****

WHEREAS, by Declaration of Covenants, Conditions and Restrictions (the "Declaration") dated May 20, 1998, and recorded in the Clerk's Office for the Circuit Court of Henrico County, Virginia in Deed Book 2808 at Page 1937, as amended, the Wyndham Forest Homeowner's Association, Inc. (the "Association") was established upon certain real property in Henrico County, Virginia more particularly described in said Declaration; and

WHEREAS, pursuant to Article XIV, Section 2 of the Declaration, the Declaration may be amended by the affirmative vote or written consent, or any combination thereof, of Voting Members representing seventy-five percent (75 %) of Class "A" votes;

WHEREAS, by affirmative vote of the Voting Members, at least seventy-five percent (75 %) of the Class "A" votes agreed at a Special Meeting held on June 26, 2013 to approve the following Amendment to the Declaration contained herein; and

NOW, THEREFORE, in accordance with Article XIV, Section 2 of the Declaration, the Association hereby amends the Declaration as follows:

1. Article XIII, Section 13 of the Declaration shall be amended so that the amended version of Article XIII, Section 13 of the Declaration, in its entirety, provides as follows:

No garage sale, moving sale, rummage sale or similar activity may be conducted in, on or from any Unit, the Common Area or the Properties unless part of a community-wide event or activity that has been previously approved, in its sole and absolute discretion, by the Board. No trade or business may be conducted in or from any Unit, except that an Owner or occupant residing in a Unit may, as determined and approved in the sole and absolute discretion of the Board, conduct business activities within the Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (b) the

business activity conforms to all zoning requirements for the Properties; (c) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers or other business invitees or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties.

2. Except as modified by this Amendment, all of the terms and provisions of the Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has executed this Amendment To The Declaration Of Covenants, Conditions And Restrictions For The Wyndham Forest Homeowner's Association, Inc., this 1st day of July, 2013.

WYNDHAM FOREST HOMEOWNER'S
ASSOCIATION, INC.

By: , President
Eric S. Rosenberg

CERTIFICATE OF THE PRESIDENT

I, the undersigned, do hereby certify that I am the duly elected and acting President of the Wyndham Forest Homeowner's Association, Inc., and the foregoing Amendment was duly adopted by the required percentage of the Voting Members, in accordance with Article XIII, Section 13 of the Declaration, at a Special Meeting of the Association held on June 26, 2013. In witness whereof, I have hereunto subscribed my name this 1st day of July, 2013.

By: 
Eric S. Rosenberg
President

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Henrico, to-wit:

I, Wendy W. Kirkpatrick a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Amendment to the Declaration of Covenants, Conditions and Restrictions for the Wyndham Forest Homeowner's Association, Inc. was executed and acknowledged before me this 1st day of July, 2013, by Eric Rosenberg, as President of the Wyndham Forest Homeowner's Association, Inc., a Virginia nonstock corporation, on behalf of such corporation.

My Commission expires:

Notary Reg. No. 7552584 Wendy W. Kirkpatrick
Notary Public

My Commission Expires: 1/31/2017

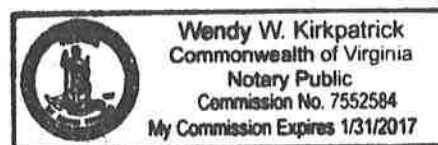


EXHIBIT "A"

10-5-A-10	10-5-C-2	10-5-C-13	11-1-A-1
10-5-A-11	10-5-C-3	10-5-C-14	11-1-A-2
10-5-A-12	10-5-C-4	10-5-C-15	10-5-A-3
10-5-A-13	10-5-C-5	10-5-C-16	11-1-A-4
10-5-A-14	10-5-C-6	10-5-C-17	11-1-A-5
10-5-A-15	10-5-C-7	10-5-C-18	11-1-A-6
10-5-A-16	10-5-C-8	10-5-C-19	11-1-A-7
10-5-A-17	10-5-C-9	10-5-C-201	10-5-A-8
10-5-A-18	10-5-C-10	10-5-A-24	10-5-A-9
10-5-A-19	10-5-C-20	10-5-A-25	11-1-A-100
10-5-A-20	10-5-C-200	10-5-A-26	10-5-B-1
10-5-A-21	10-5-D-1	10-5-A-27	10-5-B-2
10-5-A-22	10-5-D-2	10-5-A-28	10-5-B-3
10-5-A-23	10-5-D-3	10-5-A-29	10-5-B-4
10-5-B-7	10-5-D-4	10-5-A-30	10-5-B-5
10-5-B-8	10-5-D-5	10-5-A-31	10-6-A-1
10-5-B-9	10-5-E-1	10-5-A-32	10-6-A-2
10-5-B-10	10-5-E-2	10-5-E-6	10-6-A-3
10-5-B-11	10-5-E-3	10-5-E-7	10-6-A-4
10-5-B-12	10-5-E-4	10-5-E-8	10-6-A-5
10-5-B-13	10-5-E-5	10-5-E-9	10-6-A-6
10-5-B-14	10-5-E-200	10-5-E-10	10-6-A-7
10-5-B-200	10-5-C-11	10-5-E-11	10-6-A-8
10-5-C-1	10-5-C-12	10-5-E-201	10-6-A-9

BK5160PG1311

10-6-A-10	10-6-B-19	10-6-C-7	10-6-D-15
10-6-A-11	10-6-B-20	10-6-C-8	10-6-D-16
10-6-A-12	10-6-B-21	10-6-C-10	10-6-D-17
10-6-A-13	10-6-B-22	10-6-C-11	10-6-D-18
10-6-A-14	10-6-B-23	10-6-C-12	10-6-D-19
10-6-A-15	10-6-B-24	10-6-C-13	10-6-D-20
10-6-A-16	10-6-B-25	10-6-C-14	10-6-D-21
10-6-A-17	10-6-B-26	10-6-C-15	10-6-D-22
10-6-A-18	10-6-B-27	10-6-C-16	10-6-D-23
10-6-A-19	10-6-B-27	10-6-C-17	10-6-D-24
10-6-A-20	10-6-B-28	10-6-C-100	10-6-D-25
10-6-B-1	10-6-B-29	10-6-C-101	10-6-D-26
10-6-B-2	10-6-B-30	10-6-D-1	10-6-D-27
10-6-B-3	10-6-B-31	10-6-D-2	10-6-D-28
10-6-B-6	10-6-B-32	10-6-D-3	10-6-D-100
10-6-B-7	10-6-B-33	10-6-D-4	10-6-D-101
10-6-B-8	10-6-B-100	10-6-D-5	10-5-E-1
10-6-B-9	10-6-B-101	10-6-D-6	10-5-F-1
10-6-B-10	10-6-B-102	10-6-D-7	10-5-F-2
10-6-B-11	10-6-B-103	10-6-D-8	10-5-F-3
10-6-B-12	10-6-B-29	10-6-D-9	10-5-F-4
10-6-B-13	10-6-C-1	10-6-D-10	10-5-F-5
10-6-B-14	10-6-C-2	10-6-D-11	10-5-F-6
10-6-B-15	10-6-C-3	10-6-D-12	10-5-F-7
10-6-B-16	10-6-C-4	10-6-D-13	10-5-F-8
10-6-B-17	10-6-C-5	10-6-D-14	10-5-F-9
10-6-B-18	10-6-C-6		10-6-B-4

BK5160PG1312

10-6-B-5

10-6-B-34

10-6-B-35

10-6-B-36

10-6-B-104

INSTRUMENT #27659
RECORDED IN THE CLERK'S OFFICE OF
HENRICO COUNTY ON
JULY 5, 2013 AT 08:47AM

YVONNE G. SMITH, CLERK
RECORDED BY: JXS



OFFICIAL RECEIPT
HENRICO CIRCUIT COURT
P O BOX 90775
HENRICO, VA 23273
804-501-4202

DEED RECEIPT

DATE: 07/05/13 TIME: 08:58:23 ACCOUNT: 087CLR27659 RECEIPT: 13000039828
CASHIER: JXS REG: HM54 TYPE: AMEND PAYMENT: FULL PAYMENT
INSTRUMENT : 27659 BOOK: PAGE: RECORDED: 07/05/13 AT 08:47
GRANTOR: WYNDHAM FOREST HOMEOWNER'S ASSOCIATION, INC. EX: N LOC: CO
GRANTEE: WYNDHAM FOREST HOMEOWNER'S ASSOCIATION, INC. EX: N PCT: 100%
AND ADDRESS : NA NA, VA. NA
RECEIVED OF : CHADWICK WASHINGTON DATE OF DEED: 07/01/13
CHECK: \$21.00
DESCRIPTION 1: WYNDHAM FOREST PAGES: 6 OP 0
2: NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP: 10-5-A-10
PIN: 10-5-A-10
301 DEEDS 14.50 145 VSLF 1.50
106 TECHNOLOGY TRST FND 5.00
TENDERED : 21.00
AMOUNT PAID: 21.00
CHANGE AMT : .00

CLERK OF COURT: YVONNE G. SMITH

PAYOR'S COPY
RECEIPT COPY 1 OF 3