

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

MEADOWS II SUBDIVISION

SECTION IV, PHASE II

This Declaration of Covenants, Conditions and Restrictions of the Meadows II Subdivision made this 21st day of August, 1997, by the MEADOWS II LIMITED PARTNERSHIP, a Virginia limited partnership (hereinafter "Declarant"), to be indexed as Grantor, provides as follows:

RECITALS:

A. Declarant is the owner and developer of certain property located in the County of James City, Virginia, commonly referred to as the Meadows II Subdivision.

B. The Declarant subjected the property to certain covenants, conditions and restrictions by Declaration dated September 18, 1995 and recorded in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City in Deed Book 755, page 296 (the "Declaration").

C. Under Article VII, Section 5 of the Declaration, the Declarant reserved to itself the right to amend the Declaration and to annex additional properties to the Meadows II Subdivision, subjecting such additional property to the Declaration during the period of Declarant control which has not expired as of the date of this Declaration.

PROVISIONS:

NOW, THEREFORE:

1. The Declarant does hereby submit and annex to the Declaration the following described lots and additional property:

All those certain lots, pieces or parcels of land situate in the County of James City, Virginia shown on that certain plat entitled "PLAT OF SUBDIVISION THE MEADOWS SECTION IV, PHASE II OWNER/DEVELOPER: MEADOWS II LIMITED PARTNERSHIP, BERKELEY DISTRICT, JAMES CITY COUNTY,

Prepared By:

Gregory R. Davis, Esq.  
Anderson, Franck & Davis, P.C.  
1200 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322

AUG 22 5 02 07

VIRGINIA" dated July 25, 1997 made by AES Consulting Engineers, a copy of which said plat is recorded in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City simultaneously herewith, and to which plat reference is made for a more particular description of the property subjected to this Declaration.

2. The Declarant does hereby declare and set forth that the property as described in paragraph 1 above shall hereafter be subject to any and all terms, conditions, restrictions and covenants contained within the Declaration as defined above, as amended which said Declaration is incorporated hereby by reference.

3. The terms and conditions of the Declaration are hereby ratified and confirmed.

Witness the following signature and seal.

THE MEADOWS II LIMITED PARTNERSHIP,  
a Virginia Limited Partnership  
by Van Kniest, Inc. General Partner

By: [Signature]  
John H. Kniest, Jr., President

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing Declaration of Covenants, Conditions and Restrictions was acknowledged before me this 21<sup>st</sup> day of August, 1997, by John H. Kniest, Jr., President of Van Kniest, Inc., General Partner of the Meadows II Limited Partnership.

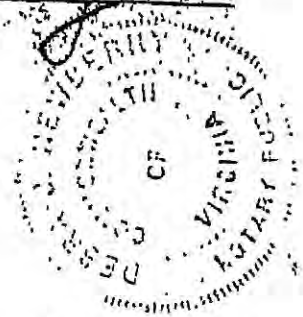
[Signature]  
Notary Public

My Commission Expires: Sept 30, 2000

Filename: C:\WP51\GRD\Contract\Meadows.dec

Prepared By:

Gregory R. Davis, Esq.  
Anderson, Franck & Davis, P.C.  
1200 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322



VIRGINIA, City of Williamsburg and County of James City, to Wit:

In the Office of the Clerk of the Circuit Court of the City of Williamsburg and County of James City the 21<sup>st</sup> day of Aug 1997. This Declaration was presented with certificate annexed and admitted to record at 12:24 o'clock  
Date: Helene S. Ward, Clerk  
by [Signature]  
Deputy Clerk

- 2 -

PLAT RECORDED IN  
P.L.S. NO. 67 PAGE 31+32

AUG 22 5 02 08

910014210

AMENDMENT TO  
MEADOWS II SUBDIVISION

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

This Amendment to the Declaration of Covenants, Conditions and Restrictions of the Meadows II Subdivision made this 21st day of August, 1997 the MEADOWS II LIMITED PARTNERSHIP, a Virginia limited partnership (hereinafter referred to as "Declarant"), to be indexed as Grantor, and provides as follows:

RECITALS:

A. Declarant is the owner and developer of certain property located in the County of James City, Virginia, commonly referred to as the Meadows II Subdivision consisting of lots and real property more particularly described as follows (the "Property"):

Phase I

All those certain lots, pieces or parcels of land situate in the County of James City, Virginia shown as Lots 1 through 40 on a certain plat entitled "PLAT OF SUBDIVISION THE MEADOWS SECTION IV, PHASE I OWNER/DEVELOPER: MEADOWS II LIMITED PARTNERSHIP, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" dated July, 1995 made by AES Consulting Engineers, 5248 Oldé Towne Road, Suite 1, Williamsburg, Virginia 23188, a copy of which said plat is recorded in Plat Book 62, pages 73 and 74, to which reference is made for a more particular description of said property.

Phase II

All those certain lots, pieces or parcels of land situate in the County of James City, Virginia shown on that certain plat entitled "PLAT OF SUBDIVISION THE MEADOWS SECTION IV, PHASE II OWNER/DEVELOPER: MEADOWS II LIMITED PARTNERSHIP, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" dated July 25, 1997 made by AES Consulting Engineers, a copy of which said plat is recorded in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City in Plat Book 67, pages 31 and 32, to which plat reference is made for a more particular description of the property subjected to this Amendment.

Prepared By:

Gregory R. Davis, Esq.  
Anderson, Franck & Davis, P.C.  
1200 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322

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B. The Declarant subjected the property to certain covenants, conditions and restrictions by Declaration dated September 18, 1995 and recorded in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City in Deed Book 755, page 296 and by Declaration dated August 21<sup>st</sup>, 1997 of record as Document No. 970013649 (the "Declarations").

C. Under Article VII of the Declarations, the developer reserved to itself the right to amend the Declarations during the period of declarant control (as defined therein), which said period of declarant control has not expired as of the date of this Amendment.

D. The Declarant now desires to amend the Declarations as follows:

PROVISIONS:

1. Article VI, Section 14 of the Declarations is hereby amended to read as follows:

Outbuildings, sheds or other accessory structures not to exceed 200 square feet of size shall be permitted upon the following terms:

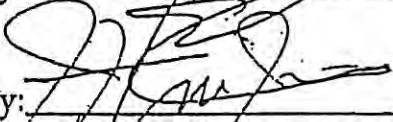
(1) No such outbuilding, shed or accessory structure shall be permitted in addition to any other outbuilding, shed, detached garage or accessory structure, and

(2) Outbuildings, sheds, detached garages and/or accessory structures must be approved by the Architectural Control Committee.

2. Except as otherwise expressly amended hereby, all terms and conditions of the Declarations are ratified and confirmed hereby.

Witness the following signature and seal.

THE MEADOWS II LIMITED PARTNERSHIP,  
a Virginia Limited Partnership  
by Van Kniest, Inc., General Partner

By:   
John H. Kniest, Jr., President

Prepared By:

Gregory R. Davis, Esq.  
Anderson, Franck & Davis, P.C.  
1200 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322

AUG 29 5 02 13

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing Amendment to Declaration of Covenants, Conditions and Restrictions was acknowledged before me this 21<sup>st</sup> day of August, 1997, by John H. Kniest, Jr., President of Van Kniest, Inc., General Partner of the Meadows II Limited Partnership.

Delma J. Newberry  
Notary Public

My Commission Expires: Sept 30, 2000



AUG 29 5 02 14

VIRGINIA: City of Williamsburg and County of James City, to-wit:  
In the County Office of the Circuit Court of the City of Williamsburg and County of James City the 29 day of August, 1997. This Amendment was presented with certificate annexed and admitted to record at 6:12 o'clock  
Testu. Helene S. Ward, Clerk  
by Delma J. Newberry  
Deputy Clerk

Prepared By:  
Gregory R. Davis, Esq.  
Anderson, Franck & Davis, P.C.  
1200 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322

980014975

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

MEADOWS II SUBDIVISION

SECTION IV, PHASE III

This Declaration of Covenants, Conditions and Restrictions of the Meadows II Subdivision made this 10th day of August, 1998, by the MEADOWS II LIMITED PARTNERSHIP, a Virginia limited partnership (hereinafter "Declarant"), to be indexed as Grantor, provides as follows:

RECITALS:

A. Declarant is the owner and developer of certain property located in the County of James City, Virginia, commonly referred to as the Meadows II Subdivision.

B. The Declarant subjected the property to certain covenants, conditions and restrictions by Declaration dated September 18, 1995 and recorded in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City in Deed Book 755, page 296 (the "Declaration").

C. Under Article VII, Section 5 of the Declaration, the Declarant reserved to itself the right to amend the Declaration and to annex additional properties to the Meadows II Subdivision, subjecting such additional property to the Declaration during the period of Declarant control which has not expired as of the date of this Declaration.

PROVISIONS:

NOW, THEREFORE:

1. Annexation. The Declarant does hereby submit and annex to the Declaration the following described lots and additional property:

All those certain lots, pieces or parcels of land situate in the County of James City, Virginia, designated as Lots Numbered 1 through 31, as shown on that certain plat entitled "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT, THE MEADOWS SECTION IV, PHASE III OWNER/DEVELOPER: MEADOWS II LIMITED PARTNERSHIP, BERKELEY DISTRICT, JAMES CITY COUNTY,

Prepared By:

Gregory R. Davis, Esq.  
Anderson, Frank & Davis, P.C.  
1900 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322

AUG 18 02 97

VIRGINIA" dated June 5, 1998, made by AES Consulting Engineers, which said plat is duly recorded in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City, Virginia, simultaneously herewith and to which plat reference is made for a more particular description of the property subjected to this Declaration.

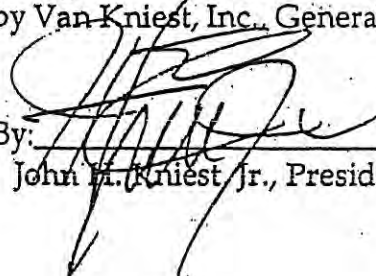
2. Subject to Declaration as Amended. The Declarant does hereby declare and set forth that the property as described in paragraph 1 above shall hereafter be subject to any and all terms, conditions, restrictions and covenants contained within the Declaration as defined above, as amended which said Declaration is incorporated hereby by reference.

3. Cherry Trees. The Owner of each Lot shall plant and maintain a flowering cherry tree in the front or side yard so as to be visible from the street on which such Lot abuts. This obligation shall include the obligation to replace any such cherry tree which dies or is destroyed. This paragraph shall be applicable only to the Property described in this document, and shall not serve to amend the Declaration except as expressly applied to any Lots heretofore or hereafter created.

3. The terms and conditions of the Declaration are hereby ratified and confirmed.

Witness the following signature and seal.

THE MEADOWS II LIMITED PARTNERSHIP,  
a Virginia Limited Partnership  
by Van Kniest, Inc., General Partner

By:   
John H. Kniest, Jr., President

AUG 11 8 02 98

Prepared By:

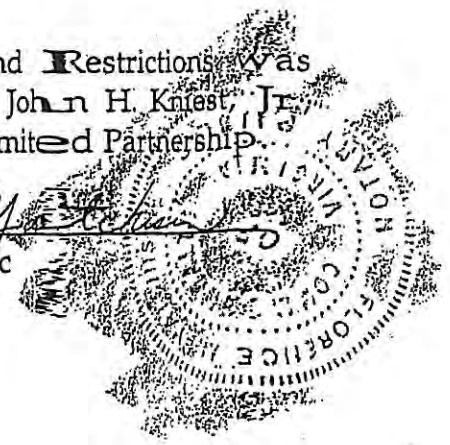
Gregory R. Davis, Esq.  
Anderson, Franck & Davis, P.C.  
1200 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing Declaration of Covenants, Conditions and Restrictions, was acknowledged before me this 10th day of August, 1998, by John H. Knies, Jr., President of Van Knies, Inc., General Partner of the Meadows II Limited Partnership.

Alice M. Y...  
Notary Public



My Commission Expires: August 31, 2002

Filename: C:\WP51\GRD\Contract\Meadows.dec

PLAT RECORDED IN  
P.B. NO. 70 PAGE 31+32

VIRGINIA, City of Williamsburg and County of  
In the Circuit Court of the  
City of Williamsburg of James City the  
day of Aug 1998 this Restriction  
Plat was for 329 acre & Certificate annexed and  
admitted to record at 3:29 o'clock  
Teste: Henry S. Ward, Clerk  
by Alice M. Y...  
Deputy Clerk

AUG 18 0299

Prepared By:

Gregory R. Davis, Esq.  
Anderson, Franck & Davis, P.C.  
1300 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322



990016376

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

MEADOWS II SUBDIVISION

SECTION V

This Declaration of Covenants, Conditions and Restrictions of the Meadows II Subdivision made this 2nd day of August, 1999, by the MEADOWS II LIMITED PARTNERSHIP, a Virginia limited partnership ("Meadows II") and Van Kniest, Inc., a Virginia corporation ("Van Kniest") (hereinafter collectively "Declarants"), to be indexed as Grantor, provides as follows:

RECITALS:

A. Van Kniest is the owner and developer of certain property located in the County of James City, Virginia, more particularly described below, ("Property").

B. Meadows II subjected certain property and/or lots adjacent to the Property to certain covenants, conditions and restrictions by Declaration dated September 18, 1995 and recorded in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City in Deed Book 755, page 296 (the "Declaration").

C. Under Article VII, Section 5 of the Declaration, Meadows II reserved to itself and/or its assigns the right to amend the Declaration and to annex additional properties to the Meadows II Subdivision, subjecting such additional property to the Declaration during the period of Declarants control which has not expired as of the date of this Declaration, and

D. Meadows II has assigned hereby to Van Kniest the right to annex the Property to the Declaration.

PROVISIONS:

NOW, THEREFORE, this Declaration provides as follows:

1. Annexation. Van Kniest does hereby submit and annex to the Declaration the following described lots and additional property:

All those certain lots, pieces or parcels of land situate in the County of James City, Virginia, designated as Lots Numbered 1 through 36, including common space, open space, roadways, easements and all property(s) as shown on that certain plat entitled "PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT, THE MEADOWS SECTION V, OWNER/DEVELOPER: VAN KNIEST, INC., BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" dated February 2, 1999, as amended March 17, 1999, June 18, 1999 and July 29, 1999, made by AES Consulting Engineers, which said plat is duly recorded in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City, Virginia, simultaneously herewith and to which plat reference is made for a more particular description of the property subjected to this Declaration.


2. Subject to Declaration as Amended. The Declarants do hereby declare and set forth that the property as described in paragraph 1 above shall hereafter be subject to any and all terms, conditions, restrictions and covenants contained within the Declaration as defined above, as amended which said Declaration is incorporated herein by reference.

3. Assignment. Meadows II hereby grants and assigns to Van Kniest the right pursuant to Article VII, Section 5 to annex the Property, including lots and common area to the Property subject to the Declaration.

4. Cherry Trees. There shall be no obligation on the part of any owner of a lot within the property described above to plant and/or maintain flowering cherry trees, as set forth in the Declaration of Covenants, Conditions and Restrictions for the Meadows II Subdivision, Section IV, Phase III of record in the aforesaid Clerk's Office as Instrument No. 980014975.

Witness the following signature and seal.

THE MEADOWS II LIMITED  
PARTNERSHIP,  
a Virginia Limited Partnership  
by Van Kniest, Inc., General Partner

By:   
John H. Kniest, Jr., President

VAN KNIEST, INC.

By: [Signature]  
John H. Kniest, Jr., President

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing Declaration of Covenants, Conditions and Restrictions was acknowledged before me this 2nd day of August, 1999, by John H. Kniest, Jr., President of Van Kniest, Inc., General Partner of the Meadows II Limited Partnership.

[Signature]  
Notary Public

My Commission Expires: Sept 30, 2000

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing Declaration of Covenants, Conditions and Restrictions was acknowledged before me this 2nd day of August, 1999, by John H. Kniest, Jr., President of Van Kniest, Inc.

[Signature]  
Notary Public

My Commission Expires: Sept 30, 2000

in the Clerk's Office at the Circuit Court for the City of Williamsburg and County of James City this 3 day of Aug, 1999 this Covenant was presented with the certificate annexed and admitted to record at 10:06 o'clock

Teste: Helene S. Ward, Clerk

G:\OFFICE\WPWIN\GRD\CONTRACT\MEADOWS.V.DEC

By: [Signature]  
Deputy Clerk

Prepared By:  
Anderson, Frank & Davis, P.C.  
1200 Old Colony Lane  
Williamsburg, VA 23185  
(757) 229-7322

PLAT RECORDED IN  
P.B. NO. 74 PAGE 6+7

AUG-30 0139

020011000

SUPPLEMENTAL DECLARATION

11 This Supplemental Declaration of Covenants, Conditions and Restrictions made this day of April, 2002, by and between:

WILLIAMSBURG CONSTRUCTION COMPANY, L.C., a Virginia limited liability company, Grantor, and

VAN KNIEST, INC., a Virginia corporation, likewise to be indexed as Grantor,

provides as follows:

RECITALS:

A. Williamsburg Construction Company, L.L.C. is the owner of certain real property located in James City County, Virginia, more particularly described on the attached Schedule A, and briefly described as Lot 3, the Meadows subdivision, Section 1 ("Lot 3").

B. Van Kniest, Inc. is the former owner of Lot 3, and is in addition general partner of and successor in interest to the Meadows II Limited Partnership, a Virginia limited partnership which is and was the developer of the Meadows II subdivision adjacent to Lot 3.

C. The Meadows II subdivision is subject to certain covenants, conditions and restrictions imposed by Declaration of record in the Office of the Clerk of the Circuit Court of the City of Williamsburg and the County of James City in Deed Book 755, page 0296, as amended by instrument of record as Document No. 970014210, and subsequent amendments thereto ("Meadows II Declaration").

D. The parties desire by this Declaration to subject Lot 3 to the Declaration.

NOW, THEREFORE, for and in consideration of the conveyance of Lot 3, and other good and valuable consideration, the receipt and sufficiency of which are here acknowledged, the parties do hereby submit and annex Lot 3 to the Declaration, establishing that Lot 3 shall be subject to all terms and conditions of the Meadows II Declaration, in addition to any and all preexisting covenants, conditions and restrictions affecting Lot 3.

Prepared By:  
Kaufman & Canoles, P.C.  
1200 Old Colony Lane  
Williamsburg, VA 23185

MAY-88-0098

WITNESS, the following signatures and seals.

WILLIAMSBURG CONSTRUCTION  
COMPANY, L.C.C.

By: *Dennis J. Kiser*, manager

VAN KNIEST, INC.

By: *[Signature]*

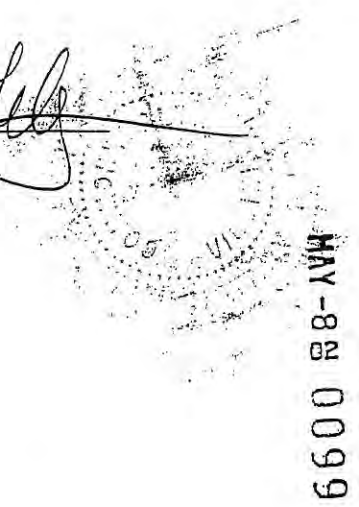
STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April,  
2002 by Dennis J. Kiser, member of Williamsburg Construction  
Company, L.L.C.

*Charles A. Lyle*  
Notary Public

My commission expires: 9/30/05

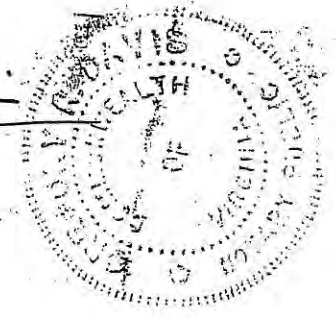


STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2002 by  
John H. Kniest, Jr., President of Van Kniest, Inc.

  
\_\_\_\_\_  
Notary Public



My commission expires: Aug. 31, 2002

#6025888 vi - Supplemental Decl. - Van Kniest

MAY - 8 2002 0100

SCHEDULE A

ALL THAT certain lot, piece or parcel of land, lying and being in Berkeley District, James City County, Virginia, known as Lot 3, entitled "PLAT OF THE MEADOWS, SECTION ONE, OWNER DEVELOPER: MEADOWS LIMITED PARTNERSHIP, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" dated July 1980, made by AES, a professional corporation, Williamsburg, Virginia, and recorded in the Clerk's Office of the Circuit Court of the County of James City, Virginia on August 3, 1984 in Plat Book 39, Page 75 as amended by plat recorded in Plat Book 40, Page 24.

BEING a portion of the same property as that conveyed unto the Grantor herein by deed dated May 14<sup>th</sup>, 1987 from Meadows Limited Partnership recorded in the aforesaid Clerk's Office in Deed Book 343 page 765.

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
This document was admitted to record on 8 May 88  
at 11:27 AM/PM. The taxes imposed by Virginia Code  
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX	LOCAL TAX	ADDITIONAL TAX
\$ _____	\$ _____	\$ _____

TESTE: BETSY B. WOOLRIDGE, CLERK

BY: Betsy B. Woolridge Clerk

MAY-88 0101