

**VIRGINIA LAND RECORD COVER SHEET  
FORM A - COVER SHEET CONTENT**

Instrument Date: 8/14/2017  
 Instrument Type: DEC  
 Number of Parcels: 1 Number of Pages: 5  
 City  County

HENRICO  
 TAX EXEMPT? VIRGINIA/FEDERAL LAW  
 Grantor:  
 Grantee:  
 Consideration: \$0.00  
 Existing Debt: \$0.00  
 Actual Value/Assumed: \$0.00

**PRIOR INSTRUMENT UNDER § 58.1-803(D):**  
 Original Principal: \$0.00  
 Fair Market Value Increase: \$0.00

Original Book Number: \_\_\_\_\_ Original Page Number: \_\_\_\_\_ Original Instrument Number: \_\_\_\_\_

Prior Recording At:  City  County  
HENRICO Percentage In This Jurisdiction: 100%

**BUSINESS / NAME**

1  Grantor: OLDE HERMITAGE ASSOCIATION, INC.  
 Grantor:  
 1  Grantee: OLDE HERMITAGE ASSOCIATION, INC.  
 Grantee:

**GRANTEE ADDRESS**

Name: OLDE HERMITAGE ASSOCIATION, INC.  
 Address: 7900 PENNIMAN PLACE  
 City: HENRICO State: VA Zip Code: 23228  
 Book Number: 87 Page Number: 98 Instrument Number:  
 Parcel Identification Number (PIN): 774-751-2771 Tax Map Number: 774-751-2771  
 Short Property Description: OLDE HERMITAGE SUBDIVISION

**Current Property Address:**

City: HENRICO State: VA Zip Code: 23228  
 Instrument Prepared By: HARVEY & WILLIAMS PLC Recording Paid By: HARVEY & WILLIAMS PLC  
 Recording Returned To: HARVEY & WILLIAMS PLC  
 Address: 7516 RIGHT FLANK ROAD SUITE 210  
 City: MECHANICSVILLE State: VA Zip Code: 23116

RECORDED IN  
 COUNTY OF HENRICO, VA  
 HEIDI S. BARSHINGER  
 CLERK OF CIRCUIT COURT  
 FILED Aug 21, 2017  
 AT 10:39 am  
 BOOK 05650  
 START PAGE 2211  
 END PAGE 2216  
 INSTRUMENT #  
 201700026771

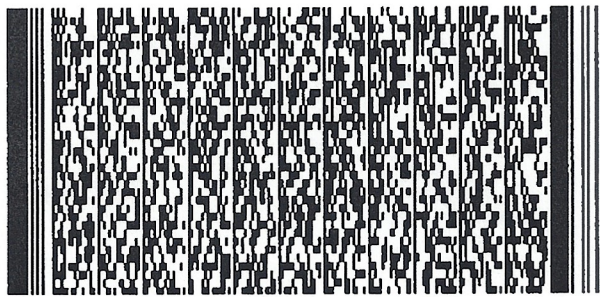
BK5650PG2211

WAP

(Area Above Reserved For Deed Stamp Only)

Harvey & Williams  
 7516 Right Flank Rd Ste 210  
 Mechanicsville, VA 23116

f:



**AMENDMENT NO. 3  
TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS THIRD AMENDMENT TO THE DECLARATION is made as of the 14 day of August 2017, by OLDE HERMITAGE ASSOCIATION, INC., a Virginia corporation, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, OLDE HERMITAGE SUBDIVISION (the "Subdivision") consists of certain improved real property containing approximately 23 acres and certain unimproved real property designated as "Common Area" containing approximately 5.6 acres all in Henrico County, Virginia, as more specifically described in Schedule A and Schedule B, respectively, which schedules are attached hereto and by this reference made a part hereof; and

WHEREAS, the Subdivision is subject to the provisions of a certain "Declaration of Covenants, Conditions and Restrictions" made the 1st day of September, 1988, by Three Chopt Estates Corp., a Virginia Corporation, and recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, in Deed Book 2156, Page 1856; and

WHEREAS, Declarant caused to be prepared, executed, and recorded in the aforesaid Clerk's Office in Deed Book 2240, Page 0205, a certain "Amendment No. 1 the Declaration of Covenants, Conditions and Restrictions"; and

WHEREAS, Declarant caused to be prepared, executed, and recorded in the aforesaid Clerk's Office in Deed Book 2274, Page 380, a certain "Amendment No. 2 to the Declaration of Covenants, Conditions and Restrictions"; and

WHEREAS, pursuant to Article VI, Section 3 of the Declaration, the Declaration may be amended by the affirmative vote of the Lot Owners subject to the Declaration; and

WHEREAS, at least a two-thirds (2/3) majority of the voting population of the Lot Owners consented to the amendment of the Declaration set forth below; and

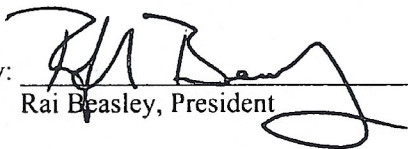
WHEREAS, Declarant now wishes to prepare, execute, and record in the aforesaid Clerk's Office this "Amendment No. 3 to the Declaration of Covenants, Conditions and Restrictions"; and

WHEREAS, all other terms of the Declaration not amended by this "Amendment No. 3 to the Declaration of Covenants, Conditions and Restrictions" shall remain unchanged; and

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall continue to be held, sold and conveyed subject to the easements, restrictions, covenants and conditions that are set forth in that certain "Declaration of Covenants, Conditions and Restrictions, Olde Hermitage Subdivision" recorded in the Clerk's Office, Circuit Court, Henrico County, Virginia, in Deed Book 2156, Page 1856, all of which are for the purpose of protecting its value and desirability, and which shall run with the real property and bind the land and all parties having any right, title or interest in the described properties, or in any part thereof, including their heirs, successors and assigns, for a renewed term of Thirty (30) years, during which period it shall continue to inure to the benefit of each owner thereof.

IN WITNESS HEREOF the undersigned Declarant has caused this Third Amendment to Declaration to be executed by Rai Beasley, its President, this 17 day of August, 2017.


OLDE HERMITAGE ASSOCIATION, INC.  
A Virginia Corporation

By:   
Rai Beasley, President

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Hanover to wit:

The foregoing instrument was acknowledged before me this 14 day of  
Aug, 17, by RAI BEASLEY, as President of OLDE HERMITAGE  
ASSOCIATION, INC., a Virginia corporation.



  
Notary Public

My Commission expires: 10/31/19

**SCHEDULE "A"**

ALL those certain lots, pieces or parcels of land, together with all improvements thereon and appurtenances thereto belonging; lying and being in Brookland District, Henrico County, Virginia, containing approximately 23 acres, more or less, known and designated as Olde Hermitage, as shown on subdivision plat made by Lewis & Associates, P.C., Consulting Engineers, Land Surveyors & Planners, Richmond, Virginia, entitled "OLDE HERMITAGE", dated August 20, 1988, recorded October 6, 1988, in the Clerk's Office, Circuit Court, Henrico County, Virginia, in Plat Book 87, page 98.

[This property erroneously described in "Amendment No. 1 to the Declaration of Covenants, Conditions and Restrictions" by reference therein to a plat dated February 22, 1988.]

SCHEDULE "B"

ALL that certain parcel of land, containing approximately 5.6 acres, designated as "Common Area", lying and being in Brookland District, Henrico County, Virginia, as shown on subdivision plat made by Lewis & Associates, P.C., Consulting Engineers, Land Surveyors & Planners, Richmond, Virginia, entitled "OLDE HERMITAGE", dated August 20, 1988, recorded October 6, 1988, in the Clerk's Office, Circuit Court, Henrico County, Virginia, in Plat Book 87, page 98.

[This property erroneously described in "Amendment No. 1 to the Declaration of Covenants, Conditions and Restrictions" by reference therein to a plat dated February 22, 1988.]

INSTRUMENT # 201700028771  
RECORDED IN THE CLERK'S OFFICE OF  
HENRICO COUNTY ON  
AUGUST 21, 2017 AT 10:39AM

HEIDI S. BARSHINGER, CLERK  
RECORDED BY: WAP