

BOOK 1083 PAGE 004

AMENDED RESTRICTIVE COVENANTS

22265

Comes now Southwind Shores Development Corp., Inc. and does hereby amend those restrictive covenants applicable to Southwind Shores Subdivision as follows:

Those restrictive covenants applicable to Southwind Shores Subdivision of record in the Clerk's Office of the Circuit Court of Spotsylvania County, Virginia, in Deed Book 981, Page 607, are hereby amended as follows:

Said restrictions shall be enforceable and in full force and effect on that portion of Southwind Shores Subdivision known as Section II, Southwind Shores Subdivision, which Section II is made up of the following lots

Lots 27-84 and the common areas applicable to Section II, Southwind Shores Subdivision as shown on plat of survey by James H. Bell, Jr., P.C., dated September 17, 1992, and of record in the Clerk's Office of the Circuit Court of Spotsylvania County, Virginia, IMMEDIATELY PRIOR HERETO.

Witness the following signature and seal.

SOUTHWIND SHORES DEVELOPMENT
CORP., INC.

By: Ronald E. Kaminski (SEAL)
RONALD E. KAMINSKI
President REK

12/8/92

Richard W. Arnold, Jr.
Attorney at Law

P.O. Box 1466

Lowes, Virginia 23093

.5016
STATE OF VIRGINIA.

COUNTY OF Lansdown

I, Pamela B Arnold, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that RONALD E. KAMINSKI, President of Southwind Shores Development Corp., Inc., whose name is signed to the above writing, has this day personally appeared before me and acknowledged the same in my jurisdiction as aforesaid.

My commission expires: June 22, 1993

Given under my hand this 9th day of December,

1992.

Pamela B Arnold (SEAL)
Notary Public

SPOTSVILDE COUNTY CLERK'S OFFICE, VIRGINIA, Dec 8
1992 This amend Deed was State Tax _____
this day amend Deed together with the cor- County Tax _____
rected amend Deed to be recorded at 1:00 o'clock. Transfer _____
P. V. Recording 1300
Add. Tax _____
Total 1300
Clerk. Linda J. Johnson

END

B 1 2 3 5 4 3 1

17378

AMENDMENT
TO
SOUTHWIND SHORES
DECLARATION OF PROTECTIVE
RESTRICTIONS AND COVENANTS

COMES NOW, LAKELAND DEVELOPMENT ASSOCIATES, L.L.C., successor to SOUTHWIND SHORES DEVELOPMENT CORP., INC., as Developer of SOUTHWIND SHORES SUBDIVISION, and owner of a majority of lots therein, and hereby amends the Declaration of Protective Restrictions and Covenants recorded in Deed Book 981, at Page 607, et seq. of the land records of Spotsylvania County, Virginia, as follows:

All reference in the Declaration of Protective Restrictions and Covenants and the By-Laws to Southwind Shores Property Owners Association shall be construed to mean:

Southwind Shores, Section I, Property Owners
Association, Inc.,

as to Section I, Southwind Shores

Southwind Shores, Section II, Property Owners
Association, Inc.

as to Section II, Southwind Shores

Each Association shall be responsible for their respective Section and shall operate freely and independently of the other, but shall be governed by the Declaration of Protective restrictions and Covenants recorded in Deed Book 981, at Page 607, et seq. of the aforesaid County land records.

Article IV, Section I, paragraph 1.1 is amended changing the advisory committee consisting of six (6) to four (4) members.

Article IV, Section II, paragraph is amended changing the number of Directors from seven (7), to five (5).

RETRD. TO:
RAYMOND J. SHELESKY ATTY
10625 JONES ST., SUITE 301 A
FAIRFAX, VA. 22030

B 1 2 3 5 4 3 2

LAKELAND DEVELOPMENT ASSOCIATES, L.L.C.

By: Raymond J. Shelesky Manager
Raymond J. Shelesky, Manager

Mohammad Aliabadi Manager
Mohammad Aliabadi, Manager

STATE OF VIRGINIA:

to-wit:

COUNTY OF FAIRFAX:

The foregoing instrument was acknowledged before me this 2nd day of August, 1994, by Raymond J. Shelesky and Mohammad Aliabadi, Managers of Lakeland Development Associates, L.L.C.

Stephanee Staller
NOTARY PUBLIC

My Commission Expires:

4-30-97

Virginia, Spotsylvania County, to-wit:
In the Clerk's Office of the County and State aforesaid the 2 day of Aug, 1994, at 11:50 o'clock a M., the foregoing writing was presented and admitted to record, together with the annexed certificate of acknowledgment.
The tax imposed by Section 58.54-1 in the amount of \$_____ has been paid

Teste: Linda Jo Johnson, Clerk

04125

AMENDMENT to PROTECTIVE
RESTRICTIONS and COVENANTS and BY-LAWS
SOUTHWIND SHORES

THIS AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS of SOUTHWIND SHORES, recorded in Deed Book 981, at Page 607, et seq., of the land records of Spotsylvania County, Virginia, as amended, in Deed Book 1083, at Page 4, and in Deed Book 1235, at Page 431, made this 2nd day of January, 1996.

WHEREAS, at a joint annual meeting of Southwind Shores, Section I, Property Owners Association, Inc. and Southwind Shores, Section II, Property Owners Association, Inc., held on June 17, 1995, a majority of the property owners having voting rights in the aforesaid Property Owners Associations voted to amend the PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS as follows:

PROTECTIVE RESTRICTIONS AND COVENANTS.

Article II, Section V, 5.2, is amended to read:

"5.2: The first level or footprint shall not be less than 1,200 square feet of heated living area, exclusive of open porches, patios, decks, breezeways, basements and garages. In the case of structures more than one (1) story, the first level or footprint shall not be less than 1,200 square feet of heated living area and the second level shall not be less than 400 square feet of heated living area. No structure shall be more than two (2) stories above ground level."

Article II, Section V, 5.8, is amended to read:

"5.8: Under no circumstances shall any detached garage or residence be constructed or approved with less than a minimum 5/12 roof pitch. All approved residences shall include a minimum of two elevations of roof lines which may be step down or opposing roof angles, excluding detached garages. However, roof elevations of detached garages must be consistent in design and elevation of the detached residence."

BY-LAWS.

Article II, Section IV, 4.2, is amended to read:

"4.2: The Annual Meeting of the Associations shall be held on the third Saturday in the month of June of each year or at such other time as the Board of Directors by resolution may determine."

Article IV, Section II, is deleted and amended as follows:

"SECTION II. NUMBER OF DIRECTORS AND TERM.

2.1: The number of Directors shall be five (5).

2.2: The Board of Directors shall be those five (5) nominees who receive the highest number of votes."

Article IV, Section III, is deleted and amended as follows:

"SECTION III. QUALIFICATIONS, VOTING RIGHTS AND VOTING PROCEDURE.

3.1: Voting Rights. Voting rights of members in the election of Directors and on all issues requiring a vote of the membership shall be determined by the basis of two votes for each lot members own in the subdivision. Where there is joint ownership of any lot, any owner may vote the membership's vote in person or by proxy, and if there is any dispute between the joint owners as to how the lot's votes shall be cast, the majority of them may cast the lot's two votes, or split the votes in any manner they see fit.

3.2: Voting of Members. Members in good standing shall be entitled to vote for the election of Directors and on any issues which are proper subjects for a membership vote under the non-stock corporation laws of Virginia. All proxies shall be in writing and shall be filed with the Secretary of the Association as set forth in Article IV, Section IV, of these By-Laws.

3.3: Election of Board of Directors. The Board of Directors shall be elected by the members in accordance with the following requirements and procedures:

(a) Nominations. Nomination for membership to the Board of Directors may be made in writing thirty (30) days prior to the annual meeting or by nomination from the floor at the annual meeting.

(b) Casting of Ballots. The votes will be received at the meeting in person, by secret ballot or show of hands. Tellers will be appointed to tabulate show of hands vote or to

distribute, collect and tabulate secret ballot.

At least three tellers of the election shall be appointed by the presiding officer, and such teller shall be selected fairly to represent the interest of all candidates. Any candidate or a representative of such candidate, may sit in with the tellers when counting the ballots.

(c) Elected Directors and Term: The five (5) nominees who receive the highest number of votes shall be elected for a term of two years or until their successors are elected as hereinafter provided."


All other terms and conditions of the Protective Restrictions and Covenants and By-Laws are hereby confirmed and remain unchanged.

IN WITNESS WHEREOF, the undersigned, representing a majority of property owners of Southwind Shores having voting rights in SOUTHWIND SHORES, SECTION I, PROPERTY OWNERS ASSOCIATION, INC. and SOUTHWIND SHORES, SECTION II, PROPERTY OWNERS ASSOCIATION, INC., and having voted at the June 17, 1995, meeting to amend the Protective Restrictions and Covenants and By-Laws of Southwind Shores, as herein set forth, have executed this Amendment as of the day and year above written.

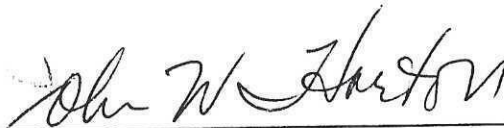
LAKELAND DEVELOPMENT ASSOCIATES, L.L.C.

By:


Raymond J. Shelesky, Manager


Douglas C. Horstman

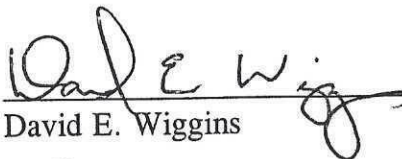

Sondra R. Horstman



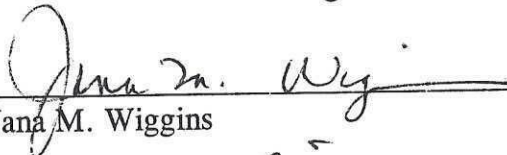
John W. Horton



Nancy L. Horton



David E. Wiggins



Jana M. Wiggins



Brad Richardson



Sandra Richardson

State of Virginia:

County of Fairfax: to-wit:

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Raymond J. Shelesky, Manager of Lakeland Development Associates, L.L.C., this 29th day of February, 1996.

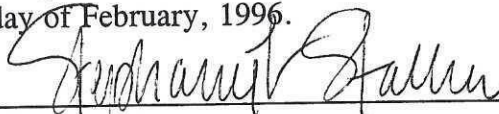
My Commission Expires: 4-30-97


Notary Public

State of Virginia:

County of Fairfax: to-wit:

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Douglas C. Horstman, this 29th day of February, 1996.

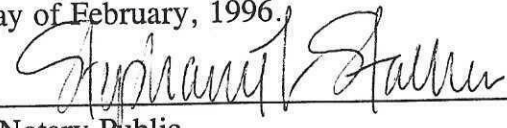
My Commission Expires: 4-30-97


Notary Public

State of Virginia:

County of Fairfax: to-wit:

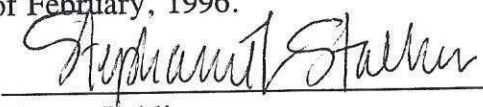
The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Sondra R. Horstman, this 29th day of February, 1996.

My Commission Expires: 4-30-97

 Notary Public

State of Virginia:

County of Fairfax: to-wit:

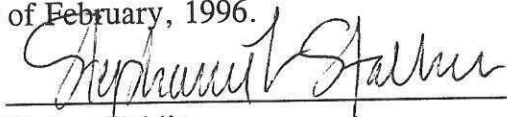
The foregoing instrument was acknowledged before me, the undersigned Notary Public, by John W. Horton, this 29th day of February, 1996.

My Commission Expires: 4-30-97

 Notary Public

State of Virginia:

County of Fairfax: to-wit:

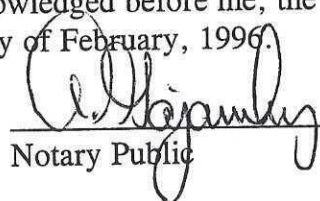
The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Nancy L. Horton, this 29th day of February, 1996.

My Commission Expires: 4-30-97

 Notary Public

State of Virginia:

County of SPOTSYLVANIA: to-wit:

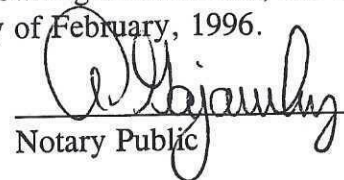
The foregoing instrument was acknowledged before me, the undersigned Notary Public, by David E. Wiggins, this 29th day of February, 1996.

My Commission Expires: 9/30/98

 Notary Public

State of Virginia:

County of SPOTSYLVANIA: to-wit:

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Jana M. Wiggins, this 29th day of February, 1996.

My Commission Expires: 9/30/98

 Notary Public

B1359 151

State of Virginia:

County of SPOTSYLVANIA: to-wit:

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Brad Richardson, this 29th day of February, 1996.

My Commission Expires: 9/30/98

[Signature]
Notary Public

State of Virginia:

County of SPOTSYLVANIA: to-wit:

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Sandra Richardson, this 29th day of February, 1996.

My Commission Expires: 9/30/98

[Signature]
Notary Public

CLERKS OFFICE
CIRCUIT COURT
SPOTSYLVANIA CO., VA.
1996 MAR 11 AM 9:47
RECEIVED - FILED
RECORDED - DOCKETED

Virginia, Spotsylvania County, to-wit:

In the Clerk's Office of the County and State aforesaid the 11th day of March, 19 96, at 9:47 o'clock A. M., the foregoing writing was presented and admitted to record, together with the annexed certificate of acknowledgment.

The tax imposed by Section 58.54-1 in the amount of \$ — has been paid.

Teste: [Signature], Clerk

AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS SOUTHWIND SHORES, SECTION II

THIS AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS of SOUTHWIND SHORES, recorded in Deed Book 981, at page 607, *et seq.*, of the land records for Spotsylvania County, Virginia, as amended, in Deed Book 1083, at page 4, and in Deed Book 1235, at Page 431.

WHEREAS, at an annual meeting of Southwind Shores, Section II, Property Owners Association, Inc., held on June 6, 1998, a majority of the property owners having voting rights in the aforesaid Property Owners Association voted to amend the PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS as follows:

Protective Restrictions and Covenants

Article II, Section I, 1.7 is amended to read:

The placement, storage or occupancy of mobile homes, mobile houses, tents, truck campers or pop-up campers on any lot within the subdivision shall remain strictly prohibited. This provision shall not prohibit the parking of unoccupied motor homes, pop-up campers or recreational trailers, with the wheels and current state vehicle license affixed, in driveways or parking areas adjacent to approved single family homes which have been issued an occupancy permit by the local building authority, providing there shall be no more than one recreational vehicle parked on any lot at any time. This provision shall not prohibit the storage and parking of three boats/trailers in view.

Article II, Section II, 2.6 is amended to read:

No heavy equipment, industrial equipment, commercial equipment or vehicles greater than $\frac{3}{4}$ ton shall be regularly parked or stored on any lot or common area within the subdivision.

Article II, Section V, 5.10 is amended to read:

No dwellings shall be used for other than single family residences, except on lots otherwise designated by the Developer, and no dwelling shall be occupied at any time until such time as a valid occupancy permit has been issued by the local building authority having jurisdiction.

Article II, Section V, 5.13 is deleted.

Article II, Section VI, 6.1 is amended to read:

All outside clotheslines have to be retractable and are only allowed to have items on the line for a maximum of 24 hours. Propane fuel storage tanks installed outside any building must be screened by a method approved by the Environmental Committee so as not to be visible from any street, roadway, or property of neighboring residences. Above ground propane tanks cannot exceed 100 gallons. All others must be buried underground. Satellite dishes in excess of thirty-nine inches are strictly **prohibited**.

By-Laws of Southwind Shores, Section II, Property Owners Association)

Article II, Section I, 1.3 is amended to read:

All lot owners receive two (2) votes for each lot, regardless of the number of persons who may have an ownership interest in such lot, or the manner in which they hold title. Developer will retain two (2) votes for each unsold lot.

Article II, Section I, 1.4B is amended to read:

Persons who by virtue of a contractual agreement to purchase a lot in Southwind Shores Section II with the Developer are entitled to an associate membership in the Association.

Article IV, Section I, 1.1 is deleted.

Article IV, Section I, 1.7 is deleted.

Article V, Section I, 1.4 is amended to read:

The Treasurer shall have custody of the funds of the Association, collect all monies due, pay the obligations of the Association out of its funds, provide an accurate accounting of the funds of the Association to the Board as directed by the Board, for entry into its minutes, and perform such other duties incidental to the office of Treasurer. The Treasurer shall be bonded.

Article VI, Section I, 1.1 is amended to read:

The Environmental Control Committee shall be appointed by the Chairman of the Environmental Control Committee and shall consist of at least one (1) member owning property in Section II of Southwind Shores. Each member of the Environmental Control Committee may be compensated an amount not to exceed twenty-five dollars (\$25) per month for each official meeting attended by said members.

Article VII, Section III, 3.2 is amended to read:

The amount of annual dues assessment may not be reduced under any circumstance unless by a majority vote of the membership, providing the accounts of the Association reflect a minimum cash reserve base of \$25,000, and under no circumstance shall any dues reduction exceed the aggregate total of collections necessary to insure collections equal to the average budget expenditures of six (6) years preceding the year a reduction in collection of annual dues is proposed.

AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS
and BY-LAWS
SOUTHWIND SHORES, SECTION II

THIS AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS of SOUTHWIND SHORES, recorded in Deed Book 981, at page 607, et seq., of the land records for Spotsylvania County, Virginia, as amended, in Deed Book 1083, at page 4, and in Deed Book 1235, at Page 431.

WHEREAS, at an annual meeting of Southwind Shores, Section II, Property Owners Association, Inc., held on June 6, 1998, a majority of the property owners having voting rights in the aforesaid Property Owners Association voted to amend the PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS as follows:

Protective Restrictions and Covenants

Article II, Section I, 1.7 is amended to read:

The placement, storage or occupancy of mobile homes, mobile houses, tents, truck campers or pop-up campers on any lot within the subdivision shall remain strictly prohibited. This provision shall not prohibit the parking of unoccupied motor homes, pop-up campers or recreational trailers, with the wheels and current state vehicle license affixed, in driveways or parking areas adjacent to approved single family homes which have been issued an occupancy permit by the local building authority, providing there shall be no more than one recreational vehicle parked on any lot at any time. This provision shall not prohibit the storage and parking of three boats/trailers in view.

Page 3

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No heavy equipment, industrial equipment, commercial equipment or vehicles greater than ¾ ton shall be regularly parked or stored on any lot or common area within the subdivision.

Page 4

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No dwellings shall be used for other than single family residences, except on lots otherwise designated by the Developer, and no dwelling shall be occupied at any time until such time as a valid occupancy permit has been issued by the local building authority having jurisdiction.

page
7

Article II, Section V, 5.13 is deleted.

Article II, Section VI, 6.1 is amended to read:

All outside clotheslines have to be retractable and are only allowed to have items on the line for a maximum of 24 hours. Propane fuel storage tanks installed outside any building must be screened by a method approved by the Environmental Committee so as not to be visible from any street, roadway, or property of neighboring residences. Above ground propane tanks cannot exceed 100 gallons. All others must be buried underground. Satellite dishes in excess of thirty-nine inches are strictly prohibited.

By-Laws of the Southwind Shores, Section II, Property Owners Association

Article II, Section I, 1.3 is amended to read:

All lot owners receive two (2) votes for each lot, regardless of the number of persons who may have an ownership interest in such lot, or the manner in which they hold title. Developer will retain two (2) votes for each unsold lot.

Article II, Section I, 1.4B is amended to read:

Persons who by virtue of a contractual agreement to purchase a lot in Southwind Shores, Section II, with the Developer are entitled to an associate membership in the Association.

Article IV, Section I, 1.1 is deleted.

Article IV, Section I, 1.7 is deleted.

Article V, Section I, 1.4 is amended to read:

The Treasurer shall have custody of the funds of the Association, collect all monies due, pay the obligations of the Association out of its funds, provide an accurate accounting of the funds of the Association to the Board as directed by the Board, for entry into its minutes, and perform such other duties incidental to the office of Treasurer. The Treasurer shall be bonded.

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Article VII, Section III, 3.2 is amended to read:

The amount of annual dues assessment may not be reduced under any circumstance unless by a majority vote of the membership, providing the accounts of the Association reflect a minimum cash reserve base of \$25,000, and under no circumstance shall any dues reduction exceed the aggregate total of collections necessary to insure collections equal to the average budget expenditures of six (6) years preceding the year a reduction in collection of annual dues is proposed.

All other terms and conditions of the Protective Restrictions and Covenants and By-Laws are hereby confirmed and remain unchanged.

8117421581

IN WITNESS WHEREOF, the undersigned, representing the majority of property owners having voting rights in Southwind Shores, Section II, Property Owners Association, Inc., and having voted at the June 6, 1998, meeting to amend the Protective Restrictions and Covenants and By-Laws of Southwind Shores, Section II, as herein set forth, have executed this Amendment as of the day and year above written.

By: Arthur H. Klotz Jr.

Arthur H. Klotz Jr., President, Board of Directors

Jana M. Wiggins
Jana M. Wiggins, Secretary, Board of Directors

State of Virginia:

County of SPOTSYLVANIA

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Arthur H. Klotz Jr., President, Southwind Shores, Section II, Property Owners Association, Inc. this 21ST day of September, 1999.

My commission expires:
Dec 31, 2000

Carolyn Smoeyenba
Notary Public

State of Virginia:

County of SPOTSYLVANIA

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Jana M. Wiggins, Secretary, Southwind Shores, Section II, Property Owners Association, Inc. this 21ST day of September, 1999.

My commission expires:
Dec 31, 2000

Carolyn Smoeyenba
Notary Public

Virginia, Spotsylvania County, to-wit:

In the Clerk's Office of the County and State aforesaid the 21 day of Sept, 1999, at 11:03 o'clock a, the foregoing writing was presented and admitted to record, together with the annexed certificate of acknowledgment.

The tax imposed by Section 58.54-1 in the amount of \$ _____ has been paid.

Teste: Linda Jo Jones, Clerk

AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS
and BY-LAWS
SOUTHWIND SHORES, SECTION II

THIS AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS of SOUTHWIND SHORES, recorded in Deed Book 981, at page 607, et seq., of the land records for Spotsylvania County, Virginia, as amended, in Deed Book 1083, at page 4, in Deed Book 1235, at Page 431, in Deed Book 1359, at Page 146, and in Deed Book 1742, Page 578.

WHEREAS, at an annual meeting of Southwind Shores, Section II, Property Owners Association, Inc., held on June 6, 1998 and August 12, 2000, a majority of the property owners having voting rights in the aforesaid Property Owners Association voted to amend the PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS as follows:

Protective Restrictions and Covenants

Article II, Section V, 5.4, page 6 is amended to read:

Storage sheds of any type shall remain strictly PROHIBITED. Storage areas shall be strictly limited to garages, under appropriately screened deck areas or within areas, which are attached and architecturally designed as an integral part of an approved dwelling. Attached garages are permitted providing said garages are architecturally designed as an integral part of an approved dwelling. If detached, one single car garage shall be a minimum of no less than 264 square feet or a two car detached garage shall be a minimum of 528 square feet and must be identical in design, materials and color of the existing or proposed residence. Carports shall not be permitted.

The Southwind Shores Association

Article I, Sec. II, 2.2, page 11 is amended to read:

The annual association dues shall be a minimum of ~~\$360.00~~ \$100.00 per calendar year, due and payable on or before the first day of March for each calendar year commencing the calendar year following the year of initial purchase. The dues may increase with proof of additional cost and the Association may levy special assessments for the purpose of defraying, in whole or part, the cost of additional construction or reconstruction, unexpected repair or replacement for a described improvement upon the common areas including parks or other member amenities. Such special assessments may be assessed monthly or as an addition to the annual dues.

Article IV, Sec. I, 1.6, page 15 is amended to read:

The Board shall appoint members of the Environmental Control Committee to carry out the applicable provisions of the Declaration of Protective Restrictions and Covenants. The Committee shall serve at the pleasure of the Board of Directors. The Board shall prior to the annual meeting of the Association in each year, adopt an operating budget. The Board shall take into consideration all sources of income that the following year. The operation budget shall be presented to the members at the annual meeting of members and members shall be entitled to comment thereon. In no event shall the assessment upon lots be less than (~~\$360~~) (\$100) per year. The Board may, by resolution, fix the time for payment of annual assessments which may be on an annual or quarterly basis.

All other terms and conditions of the Protective Restrictions and Covenants and By-Laws are hereby confirmed and remain unchanged.

IN WITNESS WHEREOF, the undersigned, representing the majority of property owners having voting rights in Southwind Shores, Section II, Property Owners Association, Inc., and having voted at the June 6, 1998 and August 12, 2000 meetings to amend the Protective Restrictions and Covenants and By-Laws of Southwind Shores, Section II, as herein set forth, have executed this Amendment as of the day and year below written.

By: Arthur H. Klotz Jr.

Arthur H. Klotz Jr., President, Board of Directors

Jana M. Wiggins

Jana M. Wiggins, Secretary, Board of Directors

State of Virginia:

County of SPOTSYLVANIA

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Arthur H. Klotz Jr., President, Southwind Shores, Section II, Property Owners Association, Inc. this 11th day of October, 2000.

My commission expires: 12-31-00

Carolyn Snoeyenbos
Notary Public

State of Virginia:

County of SPOTSYLVANIA

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Jana M. Wiggins, Secretary, Southwind Shores, Section II, Property Owners Association, Inc. this 11th day of October, 2000.

My commission expires: 12-31-00

Carolyn Snoeyenbos
Notary Public

Virginia, Spotsylvania County, to-wit:

In the Clerk's Office of the County and State aforesaid the 11 day of OCT, 2000, at 1:43 o'clock, PM, the foregoing writing was presented and admitted to record, together with the annexed certificate of acknowledgement.

The tax imposed by Section 58.54-1 in the amount of \$ has been paid.

Teste: [Signature], Clerk

Instrument Control Number




LR 200300002069 01/21/2003 03:36 PM

Recorded in the Clerk's Office of the

SPOTSYLVANIA COUNTY, Virginia Circuit Court

**Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A**

Teste: , Clerk Paul M. Metzger

[ILS VLR Cover Sheet Agent 1.0.66]

T
A
X

E
X
E
M
P
T

C
O
R
P

Date of Instrument: [01/09/2003]

Instrument Type: [DEC]

Number of Parcels [1]

Number of Pages [1]

City ☐ County ☒ [Spotsylvania County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[SOUTHWIND SHORES II]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[SOUTHWIND SHORES II]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [SOUTHWIND SHORES II]
(Address 1) [WILLIAM HAYDEN, PRESIDENT]
(Address 2) [6834 LAKE POINTE DRIVE]
(City, State, Zip) [MINERAL] [VA] [23117]

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

Prior Instr. Recorded at: City ☐ County ☐ [] Percent. in this Juris. [100]

Book [] Page [] Instr. No []

Parcel Identification No (PIN) [54-A-14]

Tax Map Num. (if different than PIN) [54-A-14]

Short Property Description [SOUTHWIND SHORES, SECTION II]

Current Property Address (Address 1) []

(Address 2) []

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

Instrument Prepared by [DIANE HUNT]

Recording Paid for by [SOUTHWIND SHORES II]

Return Recording to (Name) [SOUTHWIND SHORES II]

(Address 1) [WILLIAM HAYDEN, PRESIDENT]

(Address 2) [6834 LAKE POINTE DRIVE]

(City, State, Zip) [MINERAL] [VA] [23117]

Customer Case ID [] [] []



Instrument Control Number



LR 200300002070 01/21/2003 03:36 PM

Recorded in the Clerk's Office of the

SPOTSYLVANIA COUNTY, Virginia Circuit Court

Teste:

, Clerk Paul M. Metzger

Commonwealth of Virginia

Land Record Instruments

Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [01/09/2003]

Instrument Type: [DEC]

Number of Parcels [1]

Number of Pages [1]

City ☐ County ☒ [Spotsylvania County] (Box for Deed Stamp Only)**First and Second Grantors**

Last Name	First Name	Middle Name or Initial	Suffix
[SOUTHWIND SHORES II]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[SOUTHWIND SHORES II]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [SOUTHWIND SHORES II]
 (Address 1) [WILLIAM HAYDEN, PRESIDENT]
 (Address 2) [6834 LAKE POINTE DRIVE]
 (City, State, Zip) [MINERAL] [VA] [23117]

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

Prior Instr. Recorded at: City ☐ County ☐ [] Percent. in this Juris. [100]

Book [] Page [] Instr. No []

Parcel Identification No (PIN) [54-A-14]

Tax Map Num. (if different than PIN) [54-A-14]

Short Property Description [SOUTHWIND SHORES, SECTION II]

Current Property Address (Address 1) []

(Address 2) []

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

Instrument Prepared by [DIANE HUNT]

Recording Paid for by [SOUTHWIND SHORES II]

Return Recording to (Name) [SOUTHWIND SHORES II]

(Address 1) [WILLIAM HAYDEN, PRESIDENT]

(Address 2) [6834 LAKE POINTE DRIVE]

(City, State, Zip) [MINERAL] [VA] [23117]

Customer Case ID [] [] []



AMENDMENT TO PROTECTIVE RESTRICTION AND COVENANTS AND BY-LAWS
SOUTHWIND SHORES, SECTION II.

THIS AMENDMENT TO PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS of SOUTHWIND SHORES, recorded in Deed Book 981, at Page 607, et seq., of the land records for Spotsylvania County, Virginia, as amended, in Deed Book 1083, at Page 4, and in Deed Book 1235, at Page 431, in Deed Book 1359, at Page 146, in Deed Book 1742, Page 578, and in Deed Book 1866, Page 31.

WHEREAS, at an annual meeting of Southwind Shores, Section II, Property Owners Association, Inc., held on July 21, 2001, a majority of property owners having voting rights in the aforesaid Property Owners Association voted to amend the PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS as follows:

PROTECTIVE RESTRICTIONS AND COVENANTS

Article II, Section I, 1.3 is amended to read:

No structure or building of any kind or construction of any sort, including private boat docks and boat houses, including any excavation of the natural soil surface, shall be placed or permitted upon any lot prior to the written approval of the Environmental Control Committee or the Developer in the absence of a duly appointed Committee. It shall remain mandatory that a properly executed Construction Application and Agreement is submitted to the Committee and approved by the Committee prior to construction of any sort on any lot within the subdivision. Common Area, slip owners, may install at their own expense freestanding topless boatlifts in their designated slips, as approved by the Environmental Committee.

Article II, Section VI, 6.3 is amended to read:

No living tree measuring six (6) inches or more in diameter may be cut or removed without the expressed written approval of the Developer or Committee, unless located within twenty feet of the approved site of the main dwelling or detached garage. However, any tree may be removed without permission if dead or if a threat to the health, safety or welfare of any person. Any planting along property lines which would convey into a fence at maturity and construct a visual barricade, must be approved by the Board of Directors.

BY-LAWS

Article I, Section II, 2.3, is amended to read:

Should any lot owner become delinquent in the payment of dues or assessments to the Association, such owner shall be denied the use of common areas and recreational facilities under written notice until such time as the delinquency has been corrected. Said lot owner shall at all times, however, have the right to access over the roads in the subdivision to and from said owners lot by the nearest route. Such delinquent payment shall bear an interest from the date of delinquency at the maximum rate allowable by law on a per annum basis and shall upon the date of delinquency constitute a lien on each lot to which the delinquency pertains. A \$50.00 penalty assessment will be charged for late dues, which is in addition to the interest on the basic dues. The \$50.00 penalty will also be compounded at the same interest rate as on the basic dues that have not been paid.

Article V, Section I, 1.7 is amended to read:

The Board of Directors and Officers of the Association may be compensated for attendance at officially scheduled meetings of the Board in the amount not to exceed Fifty Dollars (\$50.00) per meeting, per month. The Secretary and Treasurer may be compensated on an annual basis an additional amount not to exceed Five Hundred Dollars (\$500.00). The Chairman of the Environmental Control may be compensated on an annual basis an additional amount not to exceed Eight Hundred Dollars (\$800.00). The President on an annual basis will receive an amount of Two Hundred Dollars (\$200.00).

All other terms and conditions of the Protective Restrictions and Covenants and By-Laws are hereby confirmed and remain unchanged.

IN WITNESS WHEREOF, the undersigned, representing the majority of property owners having voting rights in Southwind Shores, Section II, Property Owners Association, Inc., and having voted at the July 21, 2001 meeting to amend the Protective Restrictions and Covenants and By-Laws of Southwind Shores, Section II, as herein set forth, have executed this Amendment as of the day and year below written.

By: William S. Hayden

William S. Hayden, President, Board of Directors

Diane B. Hunt

Diane B. Hunt, Secretary, Board of Directors

State of Virginia:

County of Louisa

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by William S. Hayden, President, Southwind Shores, Section II, Property Owners Association, Inc. this 17 day of January, 2003.

My commission expires: 3/31/04

Rebecca J. McGehee
Notary Public

State of Virginia:

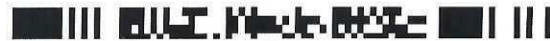
County of Louisa

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Diane B. Hunt, Secretary, Southwind Shores, Section II, Property Owners Association, Inc. this 17th day of January, 2003.

My commission expires: 3/31/04

Rebecca J. McGehee
Notary Public

Instrument Control Number



LR 200300002067 01/21/2003 03:36 PM

Recorded in the Clerk's Office of the

SPOTSYLVANIA COUNTY, Virginia Circuit Court

Teste: , Clerk Paul M. Metzger

Commonwealth of Virginia

Land Record Instruments

Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [01/09/2003]

Instrument Type: [DEC]

Number of Parcels [1]

Number of Pages [1]

City ☐ County ☒ [Spotsylvania County] (Box for Deed Stamp Only)**First and Second Grantors**

Last Name	First Name	Middle Name or Initial	Suffix
[SOUTHWIND SHORES II]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[SOUTHWIND SHORES II]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [SOUTHWIND SHORES II]

(Address 1) [WILLIAM HAYDEN, PRESIDENT]

(Address 2) [6834 LAKE POINTE DRIVE]

(City, State, Zip) [MINERAL] [VA] [23117]

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

Prior Instr. Recorded at: City ☐ County ☐ [] Percent. in this Juris. [100]

Book [] Page [] Instr. No []

Parcel Identification No (PIN) [54-A-14]

Tax Map Num. (if different than PIN) [54-A-14]

Short Property Description [SOUTHWIND SHORES, SECTION II]

[]

Current Property Address (Address 1) []

(Address 2) []

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

Instrument Prepared by [DIANE HUNT]

Recording Paid for by [SOUTHWIND SHORES II]

Return Recording to (Name) [SOUTHWIND SHORES II]

(Address 1) [WILLIAM HAYDEN, PRESIDENT]

(Address 2) [6834 LAKE POINTE DRIVE]

(City, State, Zip) [MINERAL] [VA] [23117]

Customer Case ID [] [] []




Instrument Control Number



LR 200300002068 01/21/2003 03:36 PM

Recorded in the Clerk's Office of the

SPOTSYLVANIA COUNTY, Virginia Circuit Court

Teste: , Clerk Paul M. Metzger

**Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A**

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [01/09/2003]

Instrument Type: [DEC]

Number of Parcels [1]

Number of Pages [1]

City ☐ County ☒ [Spotsylvania County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[SOUTHWIND SHORES II]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[SOUTHWIND SHORES II]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [SOUTHWIND SHORES II]
(Address 1) [WILLIAM HAYDEN, PRESIDENT]
(Address 2) [6834 LAKE POINTE DRIVE]
(City, State, Zip) [MINERAL] [VA] [23117]

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

Prior Instr. Recorded at: City ☐ County ☐ [] Percent. in this Juris. [100]

Book [] Page [] Instr. No []

Parcel Identification No (PIN) [54-A-14]

Tax Map Num. (if different than PIN) [54-A-14]

Short Property Description [SOUTHWIND SHORES, SECTION II]

[]

Current Property Address (Address 1) []

(Address 2) []

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

Instrument Prepared by [DIANE HUNT]

Recording Paid for by [SOUTHWIND SHORES II]

Return Recording to (Name) [SOUTHWIND SHORES II]

(Address 1) [WILLIAM HAYDEN, PRESIDENT]

(Address 2) [6834 LAKE POINTE DRIVE]

(City, State, Zip) [MINERAL] [VA] [23117]

Customer Case ID [] [] []



AMENDMENT to PROTECTIVE RESTRICTION and COVENANTS and BY-LAWS
SOUTHWIND SHORES, SECTION II.

THIS AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS of SOUTHWIND SHORES, recorded in Deed Book 981, at page 607, et seq., of the land records for Spotsylvania County, Virginia, as amended, in Deed Book 1083, at page 4, and in Deed Book 1235, at Page 431, in Deed Book 1359, at Page 146, in Deed Book 1742, Page 578, and in Deed Book 1866, Page 31.

WHEREAS, at an annual special meeting of Southwind Shores, Section II, Property Owners Association, Inc., held on July 21, 2001 and September 21, 2002, a majority of property owners having voting rights in the aforesaid Property Owners Association voted to amend the PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS as follows:

PROTECTIVE RESTRICTIONS AND COVENANTS

Article II, Section V, 5.7 is amended to read:

Fencing of any type is prohibited in Southwind Shores, Section II per the majority of property owners. However, earth-colored chain link fencing may be approved when such fencing is to be installed specifically around an approved in-ground swimming pool.

All other terms and conditions of the Protective Restrictions and Covenants and By-Laws are hereby confirmed and remain unchanged.

IN WITNESS WHEREOF, the undersigned, representing the majority of property owners having voting rights in Southwind Shores, Section II, Property Owners Association, Inc., and having voted at the September 21, 2002 meeting to amend the Protective Restrictions and Covenants and By-Laws of Southwind Shores, Section II, as herein set forth, have executed this Amendment as of the day and year below written.

By: William S. Hayden

William S. Hayden, President, Board of Directors

Diane B. Hunt

Diane B. Hunt, Secretary, Board of Directors

State of Virginia:

County of Louisa

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by William S. Hayden, President, Southwind Shores, Section II, Property Owners Association, Inc. this 17th day of January, 2003.

My commission expires: 3/31/04

Rebecca J. McGehee
Notary Public

State of Virginia:

County of Louisa

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Diane B. Hunt, Secretary, Southwind Shores, Section II, Property Owners Association, Inc. this 17th day of January, 2003.

My commission expires: 3/31/04

Rebecca J. McGehee
Notary Public

Instrument Control Number


Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS Cover Sheet Agent Online 1.1.2]



LR 200300032617 08/12/2003 11:11 AM

Recorded in the Clerk's Office of the
 SPOTSYLVANIA COUNTY, Virginia Circuit Court

Teste: , Clerk Paul M. Metzger

T A X R P E X E M P T	C	Date of Instrument	[08/04/2003]
	O	Instrument Type	[DEC]
	P	Number of Parcels	[1]
		Number of Pages	[2]
		City <input type="checkbox"/> County <input checked="" type="checkbox"/> [Spotsylvania County]	

(Box for Deed Stamp Only)

First and Second Grantors			
Last Name	First Name	Middle Name	Suffix
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Southwind Shores II Southwind Shores II	
<input type="checkbox"/>	<input type="checkbox"/>		

First and Second Grantees			
Last Name	First Name	Middle Name	Suffix
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Southwind Shores II Southwind Shores II	
<input type="checkbox"/>	<input type="checkbox"/>		

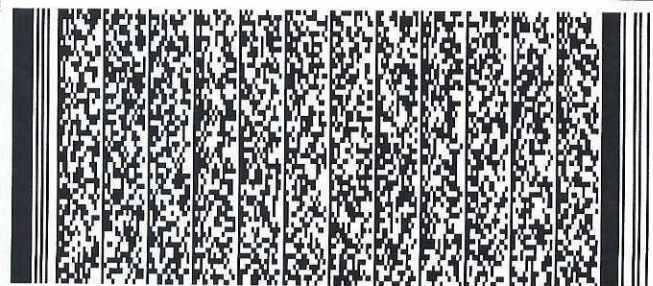
Grantee Address (Name) [Southwind Shores II]
 (Address 1) [Don Burridge, Treasurer]
 (Address 2) [15805 Break Water Ct.]
 (City, State, Zip) [Lake Anna,] [VA] [23117]

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

Prior Instr. Recorded at: City ☐ County ☒ [Spotsylvania County] Percent in this Juris.(%) [100]
 Book [] Page [] Instr. No []
 Parcel Identification No (PIN) [54-A-14]
 Tax Map Num. (if different than PIN) [54-A-14]
 Short Property Description [Southwind Shores II, 56 lots,]
 Current Property Addr.(Address 1) [Lake Anna]
 (Address 2) [Spotsylvania County]
 (City, State, Zip) [N/A] [VA] [23117]

Instrument Prepared by [Robert C. Hargis]
 Recording Paid for by [Southwind Shores II]
 Return Recording to (Name) [Southwind Shores II]
 (Address 1) [Don Burridge]
 (Address 2) [15805 Break Water Court]
 (City, State, Zip) [Lake Anna] [VA] [23117]

Customer Case ID [] [CS]



**AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS
and BY-LAWS
SOUTHWIND SHORES, SECTION II**

THIS AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS of SOUTHWIND SHORES II, recorded in Deed Book 981, at page 607, et Seq., of the land records of Spotsylvania County, Virginia, as amended, in Deed Book 1083, at page 4, in Deed Book 1235, at page 431, in Deed Book 1359, at page 146, and in Deed Book 1742, at page 578.

WHEREAS, at an annual meeting of Southwind Shores, Section II, Property Owners Association, Inc., held June 21, 2003, a majority of the property owners having voting rights in the aforesaid Property Owners Association voted to amend the PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS as follows:

Protective Restrictions and Covenants

Article V, Section 1.7, page 19 is amended to read:

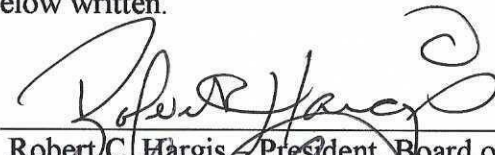
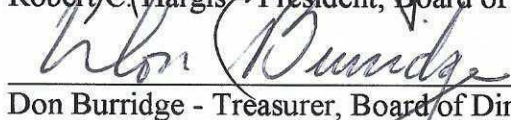
The Board of Directors and officers of the Association shall be compensated for attendance at officially scheduled meetings of the Board of Directors in the amount of Twenty-five dollars (\$25.00) per meeting for a maximum of four meetings per year. Additionally, the Board of directors will be compensated as follows:

President	\$300 per year
Vice President.....	\$200 per year
Treasurer.....	\$200 per year
Secretary.....	\$200 per year
Chair Environment Control Committee.....	\$200 per year

All other terms and conditions of the Protective Restrictions and Covenants and By-Laws are hereby confirmed and remain unchanged

IN WITNESS WHEREOF, the undersigned, representing the majority of property owners having voting rights in Southwind Shores, Section II, Property Owners Association, Inc., and having voted at the June 21, 2003 meeting to amend the Protective Restrictions and Covenants and By-Laws of Southwind Shores, Section II, as herein set forth, have executed this Amendment as of the day and year below written.

By:


Robert C. Hargis - President, Board of Directors

Don Burrige - Treasurer, Board of Directors

State of Maryland:

County of Frederick

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Robert C. Hargis, President, Southwind Shores, Section II, Property Owners Association, Inc. this 1st day of August 2003.

My commission expires: 06-01-05

Tanya R. Kane
Notary Public



State of Virginia:

County of Spotsylvania

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Don Burrige, Treasurer, Southwind Shores, Section II, Property Owners Association, Inc. this 12th day of August 2003.

My commission expires:

August 31st 2004.

John Burrige
Notary Public




Instrument Control Number



LR 200300034978 08/26/2003 10:08 AM

 Recorded in the Clerk's Office of the
 SPOTSYLVANIA COUNTY, Virginia Circuit Court

 Teste: , Clerk Paul M. Metzger

Commonwealth of Virginia

Land Record Instruments

Cover Sheet - Form A

[ILS Cover Sheet Agent Online 1.1.2]

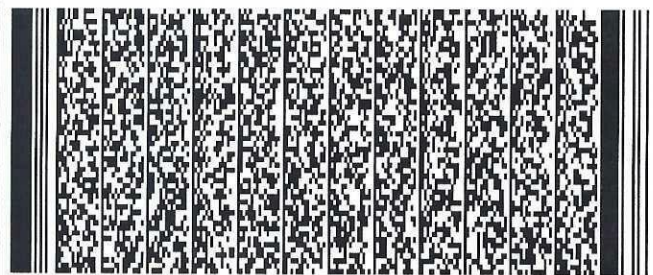
T A X R P E X E M P T	C	Date of Instrument	[08/18/2003]
	O	Instrument Type	[DEC]
	R	Number of Parcels	[1]
	P	Number of Pages	[2]
		City <input type="checkbox"/> County <input checked="" type="checkbox"/> [Spotsylvania County]	

(Box for Deed Stamp Only)

First and Second Grantors			
Last Name	First Name	Middle Name	Suffix
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Southwind Shores II N/A N/A			[N/A]
<input type="checkbox"/> <input type="checkbox"/>			
First and Second Grantees			
Last Name	First Name	Middle Name	Suffix
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Southwind Shores II N/A N/A			[N/A]
<input type="checkbox"/> <input type="checkbox"/>			
Grantee Address (Name)	[Southwind Shores II]		
(Address 1)	[Southwind Shores II]		
(Address 2)	[lake Anna]		
(City, State, Zip)	[Spotsylvania] [VA] [23117]		
Consideration [0.00]	Existing Debt [0.00]	Assumption Balance [0.00]	

Prior Instr. Recorded at: City <input type="checkbox"/> County <input checked="" type="checkbox"/> [Spotsylvania County]	Percent in this Juris.(%) [100]
Book [] Page [] Instr. No []	
Parcel Identification No (PIN)	[54-A-14]
Tax Map Num. (if different than PIN)	[54-A-14]
Short Property Description	[Southwind Shores II, 56 Lots]
	[POA]
Current Property Addr (Address 1)	[Lake Anna]
(Address 2)	[N/A]
(City, State, Zip)	[Spotsylvania, County] [VA] [23117]

Instrument Prepared by	[Robert C. Hargis]
Recording Paid for by	[Southwind Shores II]
Return Recording to (Name)	[Don Burrige - Treasurer]
(Address 1)	[15805 Break Water Court]
(Address 2)	[15805 Break Water Court]
(City, State, Zip)	[lake Anna] [VA] [23117]
Customer Case ID	[] [CS]



**AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS
and BY-LAWS
SOUTHWIND SHORES II, SECTION II**

THIS AMENDMENT to PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS of SOUTHWIND SHORES II, recorded in Deed Book 981, at page 607, et Seq., of the land records of Spotsylvania County, Virginia, as amended, in Deed Book 1083, at page 4, in Deed Book 1235, at page 431, in Deed Book 1359, at page 146, and in Deed Book 1742, at page 578.

WHEREAS, at an annual meeting of Southwind Shores, Section II, Property Owners Association, Inc., held June 21, 2003, a majority of the property owners having voting rights in the aforesaid Property Owners Association voted to amend the PROTECTIVE RESTRICTIONS and COVENANTS and BY-LAWS as follows:

**BY-LAWS OF THE SOUTHWIND SHORES II
PROPERTY OWNERS ASSOCIATION**

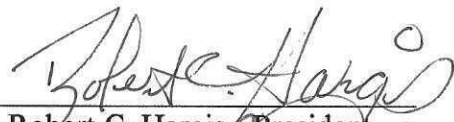
Article III (DUTIES OF MEMBER), Section I: (PAYMENT OF ASSESSMENTS) 1.7, (page 14) entitled "SINKING FUND" is added.

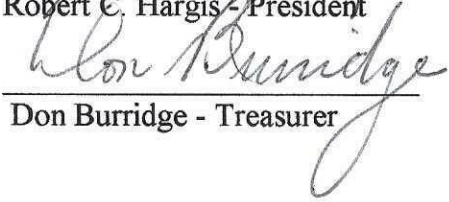
1.7: SINKING FUND: The association membership voted at the June 21, 2003 annual meeting to establish a "Sinking Fund" for the sole purpose of repairing, maintaining, and replacing the twenty-six boat slips located in the common area. The fund establishes an annual assessment of **\$2,000.00** per year. Starting March 1, 2004 lot owners will be assessed at the following rates: Waterfront lots **\$18.57** per year; Off Water lots **\$66.57** per year. This assessment is in addition to the \$100 per year annual dues.

All other terms and conditions of the Protective Restrictions and Covenants and By-Laws are hereby confirmed and remain unchanged

IN WITNESS WHEREOF, the undersigned, representing the majority of property owners having voting rights in Southwind Shores, Section II, Property Owners Association, Inc., and having voted at the June 21, 2003 meeting to amend the Protective Restrictions and Covenants and By-Laws of Southwind Shores, Section II, as herein set forth, have executed this Amendment as of the day and year below written.

By:


Robert C. Hargis - President


Don Burrige - Treasurer

State of Maryland:

County of Frederick

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Robert C. Hargis, President, Southwind Shores, Section II, Property Owners Association, Inc. this 19th day of August 2003.

My commission expires:

6-1-03

Tanya R. Kane
Notary Public

State of Virginia:

County of Spotsylvania

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by Don Burrige, Treasurer, Southwind Shores, Section II, Property Owners Association, Inc. this 26 day of August 2003.

My commission expires: 3-31-2004

Daniel Smellie
Notary Public