

Instrument Control Number
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016000

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A



Doc ID: 004700980007 Type: DEE
Recorded: 10/11/2007 at 09:22:43 AM
Fee Amt: \$22.00 Page 1 of 7
Albemarle County, VA
Shelby Marshall Clerk Circuit Court
File# 2007-00016000

BK 3501 PG 303-309

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [10/11/2007]

Instrument Type: [AMEND]

Number of Parcels [1]

Number of Pages [6]

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

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Western Ridge Owners]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

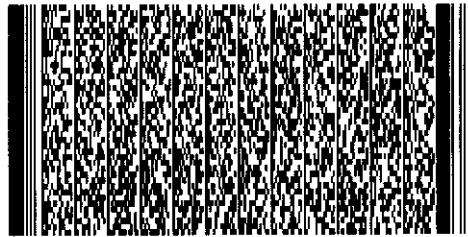
Last Name	First Name	Middle Name or Initial	Suffix
[Western Ridge Owners]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Western Ridge Owners Association Inc]
 (Address 1) [P O Box 924]
 (Address 2) []
 (City, State, Zip) [Crozet] [VA] [22932]
 Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City County [Albemarle County] Percent. in this Juris. [100]
 Book [1538] Page [211] Instr. No []

Parcel Identification No (PIN) [All lots]
 Tax Map Num. (if different than PIN) [56E1, all parcels; 56E2, all parcels]
 Short Property Description [Western Ridge Subdivision]
 Current Property Address (Address 1) [Western Ridge Subdivision]
 (Address 2) []
 (City, State, Zip) [Charlottesville] [VA] [22901]

Instrument Prepared by [Catherine J. Womack]
 Recording Paid for by [Feil, Pettit & Williams, PLC]
 Return Recording to (Name) [Feil, Pettit & Williams, PLC]
 (Address 1) [530 East Main Street]
 (Address 2) []
 (City, State, Zip) [Charlottesville] [VA] [22902]
 Customer Case ID [] [] []



Tax Maps 56E1, all Parcels; Tax Map 56E2, all parcels

WESTERN RIDGE

**SECOND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**

THIS SECOND AMENDMENT TO DECLARATION, effective this 24th day of January, 2007, by the WESTERN RIDGE OWNERS ASSOCIATION, INC., a Virginia nonstick corporation, (hereinafter the "Association").

WHEREAS, the Western Ridge Declaration of Covenants, Conditions, Restrictions and Easements (herein the "Declaration") is of record in the Office of the Clerk of the Circuit Court for the County of Albemarle, Virginia, in Deed Book 1538, page 211; and

WHEREAS, the Declaration was supplemented and amended by various instruments recorded in the aforesaid Clerk's Office, including First Amendment to the Declaration, of record in said Clerk's Office in Deed Book 1582, page 80; Western Ridge Phase 4A Supplementary Declaration of Covenants, Conditions, Restrictions and

This document was prepared by Catherine J. Womack, Esq.

Easements, of record in said Clerk's Office in Deed Book 1698, page 113; Western Ridge Phase 4B Supplementary Declaration of Covenants, Conditions, Restrictions and Easements of record in said Clerk's Office in Deed Book 1698, page 123; Stonegate at Western Ridge Declaration of Covenants of record in said Clerk's Office in Deed Book 1778, page 606; Western Ridge Supplementary Declaration for Stonegate at Western Ridge, of record in said Clerk's Office in Deed Book 1778, page 625, as amended by First Amendment thereto of record in said Clerk's Office in Deed Book 1828, page 293; Western Ridge Supplementary Declaration of Covenants, Conditions, Restrictions and Easements of record in said Clerk's Office in Deed Book 2015, page 508; Stonegate at Western Ridge Supplementary Declaration of Covenants, Conditions, Restrictions and Easements of record in said Clerk's Office in Deed Book 2015, page 517; First Amendment to Stonegate at Western Ridge Declaration of Covenants of record in said Clerk's Office in Deed Book 2973, pages 281-283; and Second Amendment to Stonegate at Western Ridge Declaration of Covenants of Record in said Clerk's Office in Deed Book 3171, page 410-418, (the Declaration and all supplements and amendments thereto hereinafter referred to as the "Western Ridge Declaration"); and

WHEREAS, the Declaration provides in Article X, Section 9, that it may be modified or amended "by (i) an instrument signed by the Declarant and any other Members, together constituting more than three-fourths (3/4) of the total number of votes of Members; or (ii) an instrument signed by the President and Secretary of the Association after being approved by more than two thirds (2/3) of the votes cast by Members who are voting in person or by proxy at a meeting duly called and noticed for that purpose"; and

WHEREAS, the following amendment to the Declaration was approved by more than two thirds of the votes cast by members of the Association voting in person or by proxy at a meeting of the Association duly called and noticed for the purpose of amending the Declaration.

NOW, THEREFORE, the Declaration is amended in the following respects:
Article IX, Section 1, subparagraph (k) of the Declaration is hereby amended by deleting the entire subparagraph (k) and in its place substituting the following subparagraph:

(k) Signs. No sign of any kind (including “For Sale” signs and information boxes) shall be displayed to the public view on or from any Lot, Street, the Common Area, or on or from within any structure (including in windows) located on any Lot, except (i) those signs approved in writing by the ARB; (ii) those signs used by the Declarant, its real estate sales/marketing agents, or the Association for the following purposes: street name signs, directional signs, Club Facilities signs, Lot number signs, model signs, model home signs, subdivision and section signs, construction signs, open house signs, for sale/marketing signs (by the Declarant and/or its agents) and sold signs; (iii) those signs used for the following purposes by “Initial Builders” (builders of the initial improvements on Lots sold to such builder by Declarant) and the real estate sales/marketing agents for the Initial Builders: for sale/marketing signs, model home signs, open house signs and sold signs; (iv) those signs, if any, which shall be required by the County of Albemarle or VDOT (v) one “For Sale” or property marketing sign (not to exceed 4 square feet in surface area) may be placed on a property by the owner(s) or the owner’s sales agent for the purpose of reselling the property. The sign may contain an attached “Information” box or

container of a size not to exceed that which is necessary to hold standard 8 ½" X 11" property information and/or marketing flyers; no unattached or freestanding information boxes or containers are allowed. At no time are "For Sale" signs or information boxes or containers for resale properties to be placed on any property other than that which is to be sold. Placing "For Sale" signs or information containers for resale properties on any Common Area including any easements owned by the WROA, and specifically in the Common Area at the entrance to Western Ridge at the junction of State Road 240 and Park Ridge Road, is prohibited. Additionally, the attachment of "For Sale" or marketing signs or any information containers to mailboxes is prohibited. (vi) A maximum of 4 "Open House" signs, not to exceed 4 square feet of surface area each, advertising an open house may be placed on the sale property and within the boundaries of Western Ridge by the owner(s) or the owner's sales agent on the actual date of the open house, and must be removed immediately at the conclusion of the open house. At no time shall these signs be displayed for longer than a 12 hour period. At no time shall any directional signs for open houses be placed or allowed in any of the planter beds of the Common Areas. Owner(s) of the resale property shall be responsible for any and all damage caused by the installation, display, or removal of these signs by them or their agents.

All other provisions of the Western Ridge Declaration not specifically amended herein shall remain unaffected and unchanged hereby and shall remain in full force and effect.

WITNESS the following signatures and seals of the President and Secretary of the Association, who by their signatures attest that the foregoing Amendment was approved at a meeting of the Association on January 24, 2007, at which one-hundred two (102) members were present, constituting a quorum of at least 30% of the total votes of the membership present at the meeting in person or by proxy, as required by Section 3.06 (a) of the Bylaws of the Association. The meeting was duly called by notice mailed to all members on January 3, 2007, which notice specified that the foregoing Amendment to the Declaration would be voted upon. The vote of the members voting in person or by proxy was one-hundred two (102) in favor and zero (0) opposed, thereby passing the Amendment by more than two thirds of the votes cast, as required by Section 9 of Article X of the Declaration.

[The balance of this page is left intentionally blank.]

WESTERN RIDGE OWNERS
ASSOCIATION, INC.

By: [Signature]
Its President DONALD A. RICH

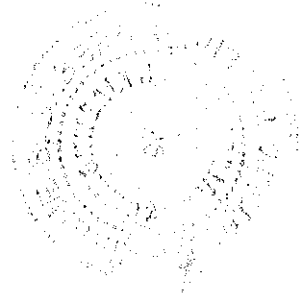
By: [Signature]
Its Secretary KURT KROEGER

Commonwealth of Virginia,
City/County of Albemarle, to wit:

The foregoing Western Ridge Second Addendum to Declaration of Covenants, Conditions, Restrictions and Easements was acknowledged before me, a notary for the Commonwealth of Virginia at Large, this 10 day of September, 2007, by Donald A Rich as President of Western Ridge Owners Association, Inc., a Virginia nonstock corporation.

[Signature]
Notary Public

My commission expires:
Registration #

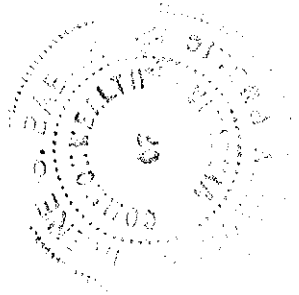


Commonwealth of Virginia,
City/County of Albemarle, to wit:

The foregoing Western Ridge Second Addendum to Declaration of Covenants, Conditions, Restrictions and Easements was acknowledged before me, a notary for the Commonwealth of Virginia at Large, this 10 day of September, 2007, by Kurt Kroeger as Secretary of Western Ridge Owners Association, Inc., a Virginia nonstock corporation.

[Signature]
Notary Public

My commission expires: 12-31-08
Registration # 101003



RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
October 11, 2007 AT 9:22:43 AM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
ALBEMARLE COUNTY, VA
SHELBY MARSHALL CLERK CIRCUIT COURT
[Signature] DC