

Prepared by and return to:
 Cassie R. Craze, VSB #70054
 P.O. Box 1654
 Midlothian, VA 23113

Tax Map Nos. 768640203300000 and additional listed in Schedule A attached

THIRD AMENDMENT TO
SUPPLEMENTAL DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS, AND CONDITIONS
AND
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKE MARGARET, SECTION 1

THIS THIRD AMENDMENT TO SUPPLEMENTAL DECLARATION OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS, AND CONDITIONS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE MARGARET, SECTION 1 ("Amendment") is made this 30th day of November, 2023, by LAKE MARGARET HOMEOWNERS ASSOCIATION, INC., a Virginia non-stock corporation ("Association") ("Grantor" and "Grantee" for indexing purposes).

WITNESSETH

WHEREAS, a Supplemental Declaration of Rights, Restrictions, Affirmative Obligations, and Conditions and Declaration of Covenants, Conditions and Restrictions for Lake Margaret, Section 1, was recorded in the Clerk's Office for the Circuit Court of Chesterfield County, Virginia on May 25, 2016 in Deed Book 11231, Pages 523, et seq. (as amended and supplemented the "Declaration");

WHEREAS, the First Amendment to Supplemental Declaration of Rights, Restrictions, Affirmative Obligations, and Conditions and Declaration of Covenants, Conditions and Restrictions for Lake Margaret, Section 1, was recorded in the Clerk's Office for the Circuit Court of Chesterfield County, Virginia on August 2, 2016 in Deed Book 11314, Pages 418, et seq.

WHEREAS, the Second Amendment to Supplemental Declaration of Rights, Restrictions, Affirmative Obligations, and Conditions and Declaration of Covenants, Conditions and Restrictions for Lake Margaret, Section 1, was recorded in the Clerk's Office for the Circuit Court of Chesterfield County, Virginia on August 7, 2017 in Deed Book 11711, Pages 956, et seq.

WHEREAS, pursuant to Article X, Section 10.01 of the Declaration and §55.1-1829 of the Property Owners' Association Act, Code of Virginia, 1950, as amended, the Declaration may be amended at any time by an instrument approved by more than two-thirds (2/3) of all of the members of the Association;

WHEREAS, pursuant to §55.1-1829 of the Property Owners' Association Act, Code of Virginia, 1950, as amended, agreement of the lot owners subject to the Declaration to an amendment to the Declaration shall be evidenced by their execution of the amendment, or ratifications thereof, and the same shall become effective when the same is recorded together with a certification, signed by the principal officer of the association, that the requisite majority of the lot owners signed the amendment or ratifications thereof;

WHEREAS, more than two-thirds (2/3) of the members of the Association approved the amendment of the Declaration as set forth herein.

NOW, THEREFORE, the aforementioned Declaration is hereby amended as follows:

1. Article IV, Section 4.03 of the Declaration shall be amended to add Association responsibility for irrigation backflow testing on the Lots and to remove Association responsibility for snow removal, so that Article IV, Section 4.03 of the Declaration, shall read as follows:

4.03 Association Responsibility on Lots. The Association shall provide exterior maintenance for yards and landscaping on Lots, including: (i) cutting, edging, fertilizing, weed control, aerating, and overseeding of grass lawns; (ii) weeding, mulching, and trimming of shrubs in landscaped beds; (iii) leaf removal; and (iv) winterization, backflow testing, and startup of the irrigation system (Owners shall be responsible for any other maintenance, repair or replacement of any portion of the irrigation system located on their Lot). With prior written approval of the Architectural Review Committee (which approval may be given or withheld in the discretion of the Committee) and in accordance with such rules and regulations as may be adopted by the Board of Directors, an Owner may choose to plant or remove grass, trees or shrubs on the Owner's Lot provided such landscaping does not unduly hinder the Association in maintaining the portions of the Lot for which it is responsible. Owners may choose to maintain areas within approved private patio walls or fences provided such areas are maintained in a neat and orderly manner compatible with the general maintenance of the Common Area and portions of Lots maintained by the Association. The Association shall not be responsible for erosion, grading, or drainage issues on a Lot.

2. This Amendment shall be effective as of the date it is recorded in the Clerk's Office.
3. All provisions of the Declaration not expressly amended herein shall be and remain in full force and effect.

IN WITNESS WHEREOF, the President of the Association has caused this Amendment to be executed on the date set forth below.

LAKE MARGARET HOMEOWNERS ASSOCIATION,
INC., a Virginia non-stock corporation

DP
By: George P. Emerson, Jr.
Its: President

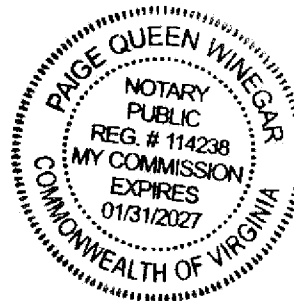
COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD

On this 30th day of November, 2023, before me, the undersigned notary public, personally appeared George P. Emerson, Jr., as President of Lake Margaret Homeowners Association, Inc., a Virginia non-stock corporation, who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Registration #: 114238
My commission expires: January 31, 2027

Paige Queen Winegar
Notary Public



CERTIFICATION OF THE PRESIDENT

The undersigned President of the Lake Margaret Homeowners Association, Inc. does hereby certify that the requisite majority of the members of the Association and lot owners subject to the Declaration approved the foregoing Third Amendment to Supplemental Declaration of Rights, Restrictions, Affirmative Obligations, and Conditions and Declaration of Covenants, Conditions and Restrictions for Lake Margaret, Section 1, and the Amendment was duly approved as required by: (1) Article X, Section 10.01 of the Declaration; and (2) §55.1-1829 of the Property Owners' Association Act, Code of Virginia, 1950, as amended.

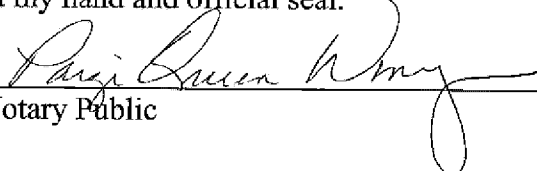

President

COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD

On this 30th day of November, 2023, before me, the undersigned notary public, personally appeared George P. Emerson, Jr., as President of Lake Margaret Homeowners Association, Inc., a Virginia non-stock corporation, who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Certification and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Registration #: 114238
My commission expires: January 31, 2027


Notary Public



SCHEDULE A**TAX MAP NUMBERS**

08000 CLANCY PL	768640203300000 LAKE MARGARET SEC 1 001
08012 CLANCY PL	768640246300000 LAKE MARGARET SEC 1 002
08018 CLANCY PL	768640087000000 LAKE MARGARET SEC 1 003
08024 CLANCY PL	767640997700000 LAKE MARGARET SEC 1 004
08030 CLANCY PL	767640898500000 LAKE MARGARET SEC 1 005
08036 CLANCY PL	767640809200000 LAKE MARGARET SEC 1 006
08042 CLANCY PL	767641710100000 LAKE MARGARET SEC 1 007
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INSTRUMENT # 230036024
E-RECORDED IN THE CLERK'S OFFICE OF
CHESTERFIELD ON
NOVEMBER 30, 2023 AT 03:40PM

WENDY S. HUGHES, CLERK
RECORDED BY: SOW