



OFFICIAL RECEIPT
CAMPBELL COUNTY CIRCUIT COURT
DEED RECEIPT

DATE: 10/23/15 TIME: 13:32:29 ACCOUNT: 031CLR150005237 RECEIPT: 15000013494
CASHIER: KLR REG: YA23 TYPE: AMEND PAYMENT: FULL PAYMENT
INSTRUMENT : 150005237 BOOK: PAGE: RECORDED: 10/23/15 AT 13:32
GRANTOR: BRAXTON PARK PROPERTY OWNERS ASSOCIATION EX: N LOC: CO
GRANTEE: BRAXTON PARK PROPERTY OWNERS ASSOCIATION EX: N PCT: 100%
AND ADDRESS : , .
RECEIVED OF : CHADWICK WASHINGTON DATE OF DEED: 10/07/15
CHECK: \$21.00 50322
DESCRIPTION 1: FIRST AMENDMENT TO THE DECLARATION OF PAGES: 2 OP: 0
2: COVENANTS AND RESTRICTIONS NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP: 20B 7 A
PIN:
301 DEEDS 14.50 145 VSLF 1.50
106 TECHNOLOGY TRST FND 5.00
TENDERED : 21.00
AMOUNT PAID: 21.00
CHANGE AMT : .00

CLERK OF COURT: SHEILA BOSIGER

PAYOR'S COPY
RECEIPT COPY 1 OF 3

150005237

**BRAXTON PARK PROPERTY OWNERS ASSOCIATION
FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS**

THIS AMENDMENT shall serve to revise the Declaration of Covenants and Restrictions for Braxton Park Property Owners Association, executed on September 21, 2006, and recorded as Instrument No. 060007309 in the Campbell County Circuit Court land records.

The Members of the Association having voted and approved the ensuing provision, the Declaration is hereby amended as follows:

Article VIII, Section 3 is hereby repealed and replaced by:

The Association, the Declarant, any Owner or Campbell County, Virginia, as their interests may appear, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration and of Supplementary Declarations. Failure by an Owner, or such Owner's guests, tenants, invitees or assignees to comply with the terms of this Declaration, the Bylaws or any rules and regulations duly adopted thereto, shall subject such Owner to other penalties that may be established by resolution of the Board of Directors including, but not limited to the imposition of monetary charges. Any such charges shall be imposed in accordance with Section 55-513(B) of the Virginia Property Owners' Association Act, as amended, which requires that an Owner be provided notice, a reasonable opportunity to correct the violation, and an opportunity to be heard and represented by counsel before the Board of Directors prior to the assessment of monetary charges. Failure to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(Certification on following page.)

CERTIFICATION

I hereby certify that the requisite majority of Members voted for and approved the foregoing amendment to the Declaration of Covenants and Restrictions at a meeting of the Association.

10-07-2015
Date

Nathan Joseph
Nathan Joseph, President
Braxton Park Property Owners
Association

COMMONWEALTH OF VIRGINIA }
COUNTY OF Lynchburg }

To-wit:

I hereby certify that Nathan Joseph, who was identified to me as the President of Braxton Park Property Owners Association, executed this First Amendment to the Declaration of Covenants and Restrictions in my presence this 7th day of October, 2015.



R. Nicholas Kessler
Notary Public

My Commission expires: December 31, 2018.

Tax Map No.: 20B-7-A

Prepared by and to be returned to:
✓ Stephen H. Moriarty
Chadwick, Washington, Moriarty,
Elmore & Bunn, PC
25 Library Square
Roanoke, Virginia 24153

INSTRUMENT #150005237
RECORDED IN THE CLERK'S OFFICE OF
CAMPBELL COUNTY ON
OCTOBER 23, 2015 AT 01:32PM
SHEILA BOSIGER, CLERK
RECORDED BY: KLR