

110002587

PG 0051 SEP-22

AMENDMENTS TO THE RESTRICTIVE COVENANTS OF THE STAGECOACH CROSSING SUBDIVISION

WHEREAS, the Restrictive Covenants of the Stagecoach Crossing Subdivision, dated July 21, 2003, are recorded in Rockbridge County Plat Cabinet 3, Slide 415; and the amendment dated December 15, 2003, recorded in Rockbridge County Plat Cabinet 3, slide 466; and the amendment dated September 27, 2005, recorded in Rockbridge County as instrument number 050004847; and

WHEREAS, the undersigned are the owners of the respective lots in Stagecoach Crossing Subdivision, to wit:

Lot 1	Michael E. Boren and David A. Schuenke	Image 070003204
Lot 2	Henry J., Jr. and Elizabeth G. Cronin	Image 100001597
Lot 3	James G. and Helen T. Cox	Image 040002644
Lot 4	Clark E. and Elizabeth B. Brown	Image 030007651
Lot 5 & 6	Michael P. and Betty W. Ormrod	Image 040001756
Lot 7	Henry Richard and Mary Suttten Skutt	Image 040001152
Lot 8	Gregory J. and Louise K. Capone	Image 040002160
Lot 9	Robert W. and Peggy S. Gonter	Image 090003077
Lot 10	Lot 10 Stagecoach Crossing, LLC	Image 110001491
Lot 11	Charles A. and Annette M. Bedell	Image 050001374
Lot 12	Michael P. and Betty W. Ormrod	Image 050003951
Lot 13	David M. and Katrina M. Leonard	Image 090003037
Lot 14	E. Richard and Sharon B. Jones	Image 080003611
Lot 15	Stephen E. and Mary P. Hodapp	Image 060003699
7.82 acres parcel	Paul A., Jr. and Joanne H. Robblee	Image 030004728

and

063 00 01 70 0000 010	063 00 01 70 0000 060	063 00 01 70 0000 110	063 00 02 50 0000 120
063 00 01 70 0000 020	063 00 01 70 0000 070	063 00 01 70 0000 120	
063 00 01 70 0000 030	063 00 01 70 0000 080	063 00 01 70 0000 130	
063 00 01 70 0000 040	063 00 01 70 0000 090	063 00 01 70 0000 140	
063 00 01 70 0000 050	063 00 01 70 0000 100	063 00 01 70 0000 150	

WHEREAS, the undersigned constitute eighty per cent (80%) or more of the owners of lots in the subdivision, who may amend the Covenants pursuant to Sections 3 and 19 of the Covenants;

The undersigned have agreed to the following amendment to Section 3 of the Restrictive Covenants:

3. The Architectural Control Committee (ACC) shall be composed of three (3) members of the Association who shall be elected by the members. Nominations for the initial ACC shall be received and votes can be cast by email. The terms of office shall be three (3) years, initially staggered as follows: the three (3) persons receiving the highest number of votes shall be elected, with the person receiving the most votes elected to a 3-year term, the second to a 2-year term, and the third to a 1-year term. At the next annual meeting thereafter, one (1) person would be elected to a 3-year term to fill the vacancy created by the person completing the 1-year term; and, at the next annual meeting after that, one (1) person would be elected to a 3-year term to fill the vacancy created by the person completing the 2-year term. At each successive annual meeting after this start-up process, one person would be elected to a three-year term. Succession would be allowed.

and

The undersigned have agreed to the following amendment to Section 4 of the Restrictive Covenants:

4. The Architectural Control Committee's approval or disapproval as required in these Covenants shall be consistent with these Covenants and the Bylaws of the Association. The Architectural Control Committee shall respond to any request for review of plans within thirty (30) calendar days. Approval or disapproval shall be in writing to the applicant and filed with the Secretary of the Association.

and

The undersigned have agreed to amend the Restrictive Covenants to add the following:

All lots, 1 through 15, and the 7.82 acres parcel shall be subject to an annual assessment, and any special assessment for which need may arise, as the Board of Directors deems necessary. Lots 1 through 11 shall be subject to an annual assessment for road maintenance as described in Section 14 herein, as well as any special assessment which may be needed for matters relating to the road.

063 00 01 70 0000 010	063 00 01 70 0000 050	063 00 01 70 0000 090
063 00 01 70 0000 020	063 00 01 70 0000 060	063 00 01 70 0000 1050004847
063 00 01 70 0000 030	063 00 01 70 0000 070	063 00 01 70 0000 110
063 00 01 70 0000 040	063 00 01 70 0000 080	063 00 01 70 0000 120
063 00 01 70 0000 140	063 00 01 70 0000 150	063 00 01 70 0000 130
063 00 02 50 0000 120	AMENDMENT TO RESTRICTIVE COVENANTS	

STAGECOACH CROSSING SUBDIVISION

WHEREAS, the Restrictive Covenants of the Stagecoach Crossing Subdivision dated July 21, 2003, are recorded in Rockbridge County Plat Cabinet 3, Slide 415; and

WHEREAS, the undersigned are the owners of the respective lots in Stagecoach Crossing Subdivision, to-wit:

Lot 1	Russell D. and Mary M. Fleshman	Image 030001807
Lot 2	Michael and Mary Curtis Stolarz	Image 040004857
Lot 3	James G. and Helen T. Cox	Image 040002644
Lot 4	Clark E. & Elizabeth B. Brown	Image 030007651
Lot 5 & 6	Michael P. and Betty W. Ormrod	Image 040001756
Lot 7	Henry Richard and Mary S. Skutt	Image 040001152
Lot 8	Gregory J. and Louise K. Capone	Image 040002160
Lot 9	Vinbilken, LLC	Image 050003824
Lot 10	Peyton W. and Ursula R. Rochelle	Image 040003378
Lot 11	Charles and Annette Bedell	Image 050001374
Lot 12	Michael P. and Betty W. Ormrod	Image 050003951
Lot 13	Ronald H. and Brenda S. Fleshman	Image 050004780
Lot 14	James G. and Laila R. Bobbitt	Image 040005371
Lot 15	Ronald H. and Brenda S. Fleshman	Image 050001745
7.82 Acres - Paul A., Jr. and Joanne H. Robblee		Image 030004728

and

WHEREAS, the undersigned constitute 80% or more of the owners of lots in the subdivision, who may amend the Covenants pursuant to Section 19 of the covenants; and,

WHEREAS, the undersigned have agreed to the following amendment to Section 1 of the restrictive covenants:

"That the owner(s) of Lot 12, containing 11.87 acres shall have the right to divide this lot into two lots."

The Restrictive Covenants otherwise shall remain in full force and effect.

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