

**4th AMENDMENT TO THE DECLARATION
OF PROTECTIVE COVENANTS FOR
HAYNES - ANDERSON TRUST PROPERTY**

THIS AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE HAYNES – ANDERSON TRUST PROPERTY is made this 30th day of June, 2022 by the Thunderbird Farms Property Owners Association, Inc. (the “Association”).

RECITALS:

WHEREAS, the Association operates under the Virginia Property Owners Association Act, Section 55.1-1800, *et. seq.* of the Virginia Code, and pursuant to the Declaration of Plan and Restrictive Covenants of “Hayes-Anderson Trust Property” (the “Declaration”) recorded among the land records of Warren County, Virginia at Deed Book 243, Page 129, and as amended at Instrument No. 86008590, Book 483, Page 571, and Instrument No. 990004084; and

WHEREAS, paragraph 16 of the Amended Declaration states that these covenants shall run with the land and shall be binding upon all parties hereto, including their invitees, heirs, successors in title and all parties claiming through them, unless changed in whole or in part at any time by written vote of 66 2/3 % of the then property owners of record of Haynes-Anderson Trust Property who are eligible to vote and who cast a vote; and

WHEREAS, 66 2/3 % of the then property owners of record of Haynes-Anderson Trust Property who were eligible to vote and who cast a vote, voted to make two amendments to the Declaration in a vote which concluded on May 21, 2022.

NOW, THEREFORE, the Association does hereby amend its Declaration as follows:

1. Paragraph 8. At the end of paragraph 8 add the following language:

When the Warren County Government creates a new lot number to refer to two or more existing lots that have been combined, the new Lot and its owner will continue to have the rights and responsibilities of ownership, as defined herein, for each of the Lots making up the newly numbered lot. e.g. When two lots are combined to create a new county numbered lot, the new parcel shall pay a full assessment for each of the original lots that were combined (2 lots combined in to one lot pay two assessments) and shall have a vote for each of the original lots combined (2 votes). Lots combined and recorded at the Warren County Courthouse Circuit Court Clerk's office on or before June 30, 2022 shall be exempt from this provision.

2. Paragraph 14. At the end of paragraph 14, add the following language:

The Thunderbird Farms Property Owners Association may adopt, amend, repeal, and enforce rules and regulations with respect to the use of the roads, rights-of-way, lots, and common area, consistent herewith, and to enforce said rules and the covenants here in in accordance with §55.1819 of the Code of Virginia 1950, and as amended.

Except as provided herein, all other paragraphs of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, who is the duly elected President of the Association, does certify that the requisite majority of the unit owners signed the amendment or ratifications of the amendment.

Thunderbird Farms Property Owners Association, Inc.

By: [Signature] (SEAL)
Name: Eric Peterson
Title: President

STATE OF VIRGINIA

COUNTY OF WARREN

I, Cheryl Lynn Harrison a Notary Public for the State and County aforesaid do hereby certify that Eric Peterson whose name is signed to the foregoing 4th Amendment to the Declaration of Protective Covenants bearing the date on the 30th day of June 2022 has acknowledged the same before me in my State and County aforesaid.

Given under my hand this 30 day of June 2022.

My Commission expires: May 31, 2023

Cheryl Lynn Harrison

