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Prepared by and send to:
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Glen Allen, Virginia 23059
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Parcel ID No. 730681201900000 ✓

**SEVENTH AMENDMENT AND ADDENDUM TO
THIRD AMENDMENT BY RESTATEMENT OF DECLARATION OF
COVENANTS AND RESTRICTIONS OF THE BRANDERMILL COMMUNITY
ASSOCIATION AND BRANDERMILL, A JOINT VENTURE**

This Seventh Amendment and Addendum to Third Amendment By Restatement of Declaration of Covenants and Restrictions of Brandermill Community Association and Brandermill, A Joint Venture ("Amendment") is made as of the 15th day of JUNE, 2016, by Brandermill Community Association, Inc., a Virginia nonstock corporation (hereinafter referred to herein as "Association" and solely for purposes of recording "Grantor" and "Grantee"), and provides as follows:

RECITALS:

- A. WHEREAS, On June 4, 1993 the Association filed for record a Third Amendment by Restatement of Declaration of Covenants and Restrictions of the Brandermill Community Association and Brandermill, a Joint Venture, which is recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield, Virginia (the "Clerk's Office"), in Deed Book 2340, Page 668, as amended and supplemented ("Declaration");
- B. WHEREAS, the Lots subject to the Declaration are governed by the Brandermill Community Association, Inc. ("Association"), as provided in the Declaration, and the Association's Bylaws, Articles of Incorporation, and duly adopted Rules and Regulations; and,
- C. WHEREAS, the Association desires to make certain amendments to the Declaration as provided for in Article VIII, Section 2 of the Declaration;
- D. WHEREAS, this Amendment was presented to the Members of the Association at a duly called meeting of the Association on April 18, 2016, and this Amendment was approved by at least seventy-five percent (75%) of the votes cast at the meeting, in accordance with Article VIII, Section 2 of the Declaration.

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. Article V, Section 13 of the Declaration is hereby deleted in its entirety and replaced with the following new Article V, Section 13, which shall read, in its entirety, as follows:

Section 13. Capital Fee. The Board of Directors shall be authorized to raise funds dedicated specifically to capital improvements through the levying of a capital fee. The fee will only be charged to non-Brandermill homeowners who purchase a Lot that is subject to this Declaration. A Brandermill homeowner who purchases and moves to another Lot that is subject to this Declaration will NOT be required to pay the fee referenced in this Section 13. The fee is equal to 50% of the annual assessment for that

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year. The fee will be paid by the purchaser at closing. For the purposes of this provision, a "Brandermill Homeowner" is the Owner of a Lot that is subject to this Declaration.

2. Except as herein expressly amended, the aforesaid Declaration, as amended, shall remain in full force and effect.
3. This Amendment shall be effective upon its recordation in the Clerk's Office of the Circuit Court of the County of Chesterfield, Virginia.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGES TO FOLLOW]

CERTIFICATE OF THE PRESIDENT

The President of Brandermill Community Association, Inc. ("Association"), hereby certifies that the foregoing Amendment was consented to, agreed to, and approved by the requisite majority (at least seventy-five percent [75%] of the votes) of the lot owners, by their votes and signed ratifications thereof, at the meeting of the Association held on April 18, 2016. The Brandermill community is located in the County of Chesterfield, Virginia, and the Third Amendment by Restatement of Declaration of Covenants and Restrictions of the Brandermill Community Association and Brandermill, a Joint Venture, which is recorded in the Clerk's Office of the Circuit Court of the County of Chesterfield, Virginia (the "Clerk's Office"), in Deed Book 2340, Page 668, as amended and/or supplemented.

Date: 6-15-16
By: [Signature]
CHARLES J. DAVIS III, President

Date: 6-15-16
Attest: [Signature]
John S. Bailey Secretary

COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that CHARLES J. DAVIS, III, whose name is signed as President of Brandermill Community Association, Inc. to the foregoing Amendment, bearing date of the 15 day of JUNE 2016, has acknowledged the same before me in my County aforesaid.

Given under my hand this 15 day of JUNE, 2016.

My Commission Expires: 8/31/2016
Notary Registration No.: 7524610

[Signature]
Notary Public

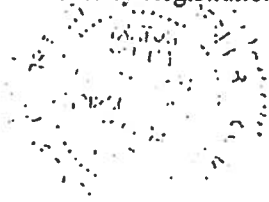
COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that JOHN S. BAILEY III, whose name is signed as Secretary of Brandermill Community Association, Inc. to the foregoing Amendment, has acknowledged the same before me in my County aforesaid.

Given under my hand this 15 day of JUNE, 2016.

My Commission Expires: 8/31/2016
Notary Registration No.: 7524610

[Signature]
Notary Public



IN WITNESS WHEREOF, this Amendment was consented to, agreed to, and approved by the requisite majority (at least seventy-five percent [75%] of the votes) of the lot owners, by their votes and signed ratifications thereof, at the meeting of the Association held on April 18, 2016.

BRANDERMILL COMMUNITY ASSOCIATION, INC.,
A Virginia nonstock corporation

By *Charles J. Davis III*
CHARLES J. DAVIS III President

By *John S. Bailey*
John S. Bailey Secretary

COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that CHARLES J. DAVIS III, whose name is signed as President of Brandermill Community Association, Inc. to the foregoing Amendment, bearing date of the 15 day of JUNE 2016, has acknowledged the same before me in my County aforesaid.

Given under my hand this 15 day of JUNE, 2016.

My Commission Expires: 8/31/2016
Notary Registration No.: 7524610

Quixer Earle Strader
Notary Public

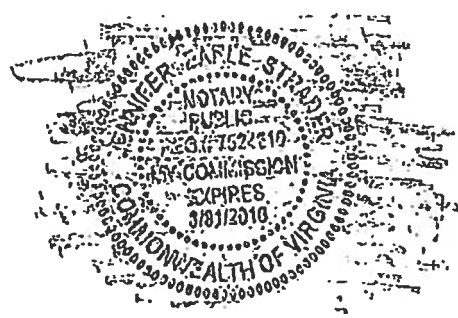
COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that JOHN S. BAILEY, whose name is signed as Secretary of Brandermill Community Association, Inc. to the foregoing Amendment, bearing date of the 15 day of JUNE 2016, has acknowledged the same before me in my County aforesaid.

Given under my hand this 15 day of JUNE, 2016.

My Commission Expires: 8/31/2016
Notary Registration No.: 7524610

Quixer Earle Strader
Notary Public



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INSTRUMENT #22093
RECORDED IN THE CLERK'S OFFICE OF
CHESTERFIELD ON
JUNE 17, 2016 AT 01:31PM

WENDY S. HUGHES, CLERK
RECORDED BY: LCB

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0632 VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT

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Instrument Date: 6/16/2016
Instrument Type: AMEND
Number of Parcels: 0 Number of Pages: 4
 City County

CHESTERFIELD

TAX EXEMPT? VIRGINIA/FEDERAL LAW

Grantor: _____

Grantee: _____

Consideration: \$0.00

Existing Debt: \$0.00

Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: 2340 Original Page Number: 668 Original Instrument Number: _____

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: City County

Percentage In This Jurisdiction: _____

BUSINESS / NAME

1 Grantor: BRANDERMILL COMMUNITY ASSOCIATION, INC.

2 Grantor: BRANDERMILL, A JOINT VENTURE

1 Grantee: NA

Grantee: _____

GRANTEE ADDRESS

Name: NA

Address: _____

City: _____ State: VA Zip Code: _____

Book Number: _____ Page Number: _____ Instrument Number: _____

Parcel Identification Number (PIN): _____ Tax Map Number: _____

Short Property Description: _____

Current Property Address: _____

City: _____ State: _____ Zip Code: _____

Instrument Prepared By: CHADWICK WASHINGTON Recording Paid By: CHADWICK WASHINGTON

Recording Returned To: CHADWICK, WASHINGTON, MORIARTY, ELMORE & BUN

Address: 201 CONCOURSE BLVD, SUITE 101

City: GLEN ALLEN State: VA Zip Code: 23059

