

**FIRST SUPPLEMENT AND AMENDMENT TO  
DECLARATION OF LAND USE RESTRICTIONS 08 P. 470  
FOR  
CROSSROADS FARM SUBDIVISION**

This First Supplement and Amendment is made this 15<sup>th</sup> day of December, 2003, by Crossroads Farm, L.L.C., a Virginia limited liability company ("Declarant") and constitutes a supplement and amendment to the Declaration of Land Use Restrictions for Crossroads Farm Subdivision, dated June 7, 2002 by Crossroads Farm, L.L.C., of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 2089, Page 197 (the "Declaration").

WHEREAS, under Section 14.1 of the Declaration the Declarant has the right to add additional real estate to the terms and conditions of the Declaration;

WHEREAS, Declarant has platted Section Five, Crossroads Farm Subdivision ("Section Five") upon a plat of survey entitled "Final Plat, Crossroads Farm Subdivision, Section Five," made by Michael W. Mars, L.S., dated September 25, 2003, revised October 21, 2003, and revised November 14, 2003 (the "Section Five Plat") to be recorded prior hereto; and

WHEREAS, the Declarant desires to add that portion of the Expansion Property included in Section Five to the Subdivision and subject the same to the terms and conditions of the Declaration.

NOW THEREFORE, in the furtherance of the uniform development of the Subdivision, Declarant hereby declares:

- (a) that Section Five is currently owned by Declarant and adjoins the Property that is currently subject to the Declaration,
- (b) that Declarant has determined that Section Five should be included as a part of the Subdivision, and
- (c) that the legal description of Section Five is set forth on the Plat to be recorded prior hereto and simultaneously herewith.

Given the foregoing, Declarant hereby declares that the real property comprised of 16.268 acres, more or less, being shown and subdivided pursuant to the Section Five Plat, including all lots and private roadways and open space shown thereon, shall at all times hereafter be owned, held, used, occupied, sold and conveyed subject to the provisions of the Declaration and to the covenants, conditions and restrictions, easements, reservations, assessments and charges contained in the Declaration, which shall run with the Section Five property and bind all parties having any right, title or interest in the Section Five property, or any portion thereof, and their respective successors, assigns, heirs, devisees and personal representatives.

All definitions not defined herein shall be the same as defined in the original Declaration.

This First Supplement and Amendment shall hereafter be deemed for all purposes as a part of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this First Supplement and Amendment as of the dated first set forth above.

CROSSROADS FARM, L.L.C.,  
a Virginia limited liability company

By: FBF, LLC, its Manager

By: F. Bruce Forward, III  
F. Bruce Forward, III  
Manager

STATE OF VIRGINIA  
CITY/COUNTY OF Rockingham, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 15<sup>th</sup> day of December, 2003, on behalf of Crossroads Farm, L.L.C., by F. Bruce Forward, III, Manager of FBF, LLC, in turn the Manager of Crossroads Farm, L.L.C.

My Commission expires: January 31, 2005.

Charisley S. Hale  
Notary Public

03 DEC 16 PM 12:32  
ROCKINGHAM COUNTY  
CIRCUIT COURT  
L. WAYNE HARPER, CLERK

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County  
The foregoing instrument was this day presented in the office aforesaid, and is together with the certificate of acknowledgement annexed, admitted to record this 16 day of Dec, 20 03 at 12:32 PM. I certify that taxes were paid when applicable:

Sec. 58-54 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_  
Sec. 58-54.1 - State \_\_\_\_\_ County \_\_\_\_\_ City \_\_\_\_\_ Transfer \_\_\_\_\_  
Recording 190 Copies 1.00 TESTE

L. WAYNE HARPER  
CLERK

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