

SUPPLEMENTAL DECLARATION

012323

PHASE 1C, REDFIELDS

THIS SUPPLEMENTAL DECLARATION is entered into this 29th day of September, 1993, by REDFIELDS DEVELOPMENT CORPORATION, owner of all of the lots in the hereinbelow-described Phase 1C of Redfields, supplementing the Declaration dated February 21, 1991, of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 1140, page 707 (the "Declaration").

There is hereby imposed upon each owner and lot in Phase 1C, Redfields, as more particularly described in Schedule A attached hereto, the following additional assessment, pursuant to Section 8 of Article VIII of the Declaration, in addition to all other assessments imposed under the Declaration. Such additional assessment shall be payable and enforceable in the same manner as all other assessments imposed under the Declaration.

Establishment of Phase 1C Homeowner's Committee. There is hereby established the Redfields Phase 1C Homeowner's Committee (the Committee) whose function shall be to administer the provisions of this Supplemental Declaration. This Committee shall be appointed by the Board of Directors, which shall also determine the size of the Committee and the length of the terms of the Committee members. No person shall be a member of this Committee who is not also an owner of a Phase 1C lot.

Neighborhood Area Assessment. The amount of the Phase 1C Neighborhood Area Assessment shall be determined on an annual basis by the Committee, by allocating among the Phase 1C lots, in equal shares, the amount required to provide revenues equalling proposed expenditures set forth in the Budget

adopted by the Committee (the "Neighborhood Area Assessment") as provided in the following paragraph.

Annual Budget; Purposes of Assessments. The Committee shall prepare, adopt, and make available to all Owners of lots in Phase 1C, at least 30 days prior to the beginning of each fiscal year of the Association, a budget setting forth anticipated receipts and expenses for the following year for the following activities:

(1) All costs of maintaining (including snow removal) and repairing the private road and appurtenant parking easements serving the lots in Phase 1C, so as to maintain the road and parking easements in good and safe condition;

(2) All costs of any other activities, services, or expenses exclusively or primarily for the benefit of Phase 1C which the Committee elects to provide or incur in a manner not inconsistent with the Declaration;

(3) Any administrative expenses and insurance expenses associated with items (1) and (2) above or directly allocated to Phase 1C; and

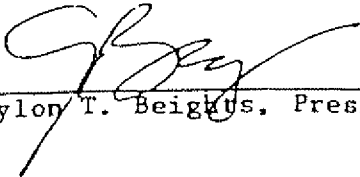
(4) Such reserves for capital projects in and for Phase 1C as the Committee may deem prudent and appropriate.

Covenant for Road Maintenance, Etc. Assessments. Each Owner of one or more lots in Phase 1C covenants to pay the portion of Neighborhood Area Assessments allocated to his or her lot(s) as provided above, in addition to and in the same manner as the other assessments provided for under the Declaration, as it may be amended and supplemented from time to time. The Committee, acting through the Board, shall maintain the said private road and appurtenant parking easements in good and safe condition, making necessary repairs thereto and providing reasonable snow removal as needed. The cost of

repair, construction, maintenance, and upkeep of the road and parking easements shall not be borne by the County of Albemarle nor the Commonwealth of Virginia. The Committee's road maintenance, repair, and snow removal obligations shall end in the event the said private road is accepted into the state highway system.


WITNESS the following signature.

REDFIELDS DEVELOPMENT CORPORATION

By 
Gaylon T. Beights, President

STATE OF VIRGINIA
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 27th day of September, 1993, by Gaylon T. Beights, President of Redfields Development Corporation.


Notary Public

Commission expires: December 31, 1997.