

SUPPLEMENTAL DECLARATIONPHASE 3-B, REDFIELDS

THIS SUPPLEMENTAL DECLARATION is entered into this 2nd day of June, 1999, by REDFIELDS DEVELOPMENT CORPORATION, owner of Lots 36 through 67 in the below-described Phase 3-B of Redfields, and supplements 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 Lots 36 through 67, being all of the lots on Pebble Hill Court, of Phase 3-B, 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 Pebble Hill Court Homeowner's Committee.

There is hereby established the Redfields Pebble Hill Court Homeowner's Committee (the Committee) whose function shall be to administer the provisions of this Supplemental Declaration. The Committee shall be appointed by the Board of Directors of Redfields Community Association, Inc., which shall also determine the size of the Committee and the length of the terms of the Committee members, provided, however, that there shall be a representative of Redfields Development Corporation on such Committee for as long as Redfields Development Corporation has a representative on the Board of the Association, and further

provided that Craig Enterprises, Inc., shall have a representative on such Committee until such time as eighty percent (80%) of the lots on Pebble Hill Court have been sold to individual homeowners. No person shall be a member of this Committee who is not also an owner of a lot on Pebble Hill Court.

Neighborhood Area Assessment. The amount of the Pebble Hill Court Neighborhood Area Assessment shall be determined on an annual basis by the Committee, by allocating among the Pebble Hill Court 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 on Pebble Hill Court, 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) Groundskeeping and lawn maintenance of yards, including mowing, landscaping, weeding, raking, and shrub replacement;
- (2) Snow removal from parking areas and sidewalks;
- (3) All costs of any other activities, services, or expenses exclusively or primarily for the benefit of Pebble Hill Court which the Committee elects to provide or incur in a manner not inconsistent with the Declaration;

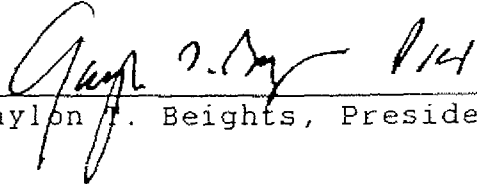
(4) Any administrative expenses and insurance expenses associated with items (1) and (2) above or directly allocated to Pebble Hill Court; and

(5) Such reserves for capital projects in and for Pebble Hill Court as the Committee may deem prudent and appropriate.

Covenant for Assessments. Each Owner of one or more lots on Pebble Hill Court 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 be responsible for carrying out the purposes of this Supplemental Declaration and any projects or activities authorized hereto.


WITNESS the following signatures:

REDFIELDS DEVELOPMENT CORPORATION

By: 
Gaylon T. Beights, President

STATE OF VIRGINIA
CITY OF CHARLOTTESVILLE, to wit:

The foregoing instrument was acknowledged before me this day of June, 1999, by Gaylon T. Beights, President of Redfields Development Corporation.


Notary Public

My commission expires: June 30, 2003.

SCHEDULE A

All those certain lots or parcels of land situated in the County of Albemarle, Virginia, shown and designated as Lots 36 through 67, on a plat of Kirk Hughes and Associates, dated July 1, 1998, last revised October 14, 1998, and recorded in the Clerk's Office of the Circuit Court of said County in Deed Book 1819, pages 0073-0081.

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE:

THIS DEED WAS PRESENTED, AND WITH CERTIFICATE ANNEXED, IS ADMITTED

TO RECORD ON June 7, 1999, AT 3:21 O'CLOCK P. M.

STATE TAX	\$ _____	(039)
LOCAL TAX	\$ _____	(213)
TRANSFER FEE	\$ _____	(212)
L.T.T.F.	\$ <u>3.00</u>	(106)
VSLF	\$ <u>1.00</u>	(145)
CLERK'S FEE	\$ <u>12.00</u>	(301)
PLAT	\$ _____	
SECT.58.1-802:		
STATE TAX	\$ _____	(038)
LOCAL TAX	\$ _____	(220)
LOCAL TAX	\$ _____	(223)
TOTAL	\$ <u>16.00</u>	

TESTE:

SHELBY J. MARSHALL, CLERK

BY: *Pruey Minahan*
 DEPUTY CLERK