

1971 Amendment  
Compulsory Reconstruction

BOOK 167 PAGE 674

AMENDED MASTER DEED

"THE GREEN" CONDOMINIUM PROJECT

WHEREAS, The Green, Inc. of Irvington, Virginia, hereinafter called "Developer", desires to amend the Master Deed of The Green Condominium Project dated May 27, 1971, and filed for record in the Office of the Clerk of the Circuit Court of Lancaster County, Virginia, in Deed Book 164 at Page 517 .

NOW, THEREFORE, this Amendment thereto is made by THE GREEN, INC. and by W. GARLAND CLARKE and M. RAY JOHNSTON, TRUSTEES of Kilmarnock, Virginia, and CHESAPEAKE NATIONAL BANK, Kilmarnock, Virginia, this 22nd day of December, 1971, as follows:

1. Amend Section 25. RECONSTRUCTION - APPLICATION OF INSURANCE PROCEEDS by deleting Sub-paragraph (b) thereof and substituting in lieu thereof the following:

(b) Reconstruction or repair shall be compulsory and where the insurance indemnity is insufficient to cover the cost of reconstruction and reconstruction is required as provided for herein and in the Act, the building or reconstruction costs in excess of the insurance proceeds shall be paid by all apartment owners directly affected by the damage. If reconstruction or repair is not undertaken within six months, the council of co-owners may give written notice to the apartment owner that unless within thirty days such reconstruction or repair is undertaken, then the apartment owner shall relinquish all rights and ownership of land and improvements in The Green. Such ownership will revert to the council of co-owners. Upon the filing of an affidavit by the council of co-owners in the Clerk's Office of the Circuit Court of Lancaster County, Virginia, that notice has been given as aforesaid and that the owner has defaulted whereby the council of co-owners has become the owner by reversion of such apartment, any person shall be entitled to rely upon such affidavit as a muniment of title.

~~(c) No valid lien whether recorded or not shall be affected or impaired by such reversion.~~

2. Attached hereto is a plat entitled "The Green - Description of Property" made by Charles E. Tomlin, Jr., C.L.S., dated December 8, 1971. Reference to said plat is hereby made for a complete description of said property.

IN WITNESS WHEREOF, and pursuant to resolutions adopted, which resolutions have not been rescinded or modified, a copy of which is recorded in the minute book of the corporations, the said The Green, Inc. has caused its name to be signed hereto by Robert L. Stephens, its President, and its corporate seal to be hereto affixed and duly attested by E. A. Stephens, Jr., its Secretary, and W. Garland Clarke and M. Ray Johnston, Trustees, have hereunto set their hands and seals the day, month and year first above written, and the Chesapeake National Bank has caused its name to be signed hereto by Douglas D. Monroe, Jr., its President, and its corporate seal to be hereunto annexed, duly attested by A. G. Lokey, its Secretary, all of said officials being duly authorized therefor.

THE GREEN, INC.

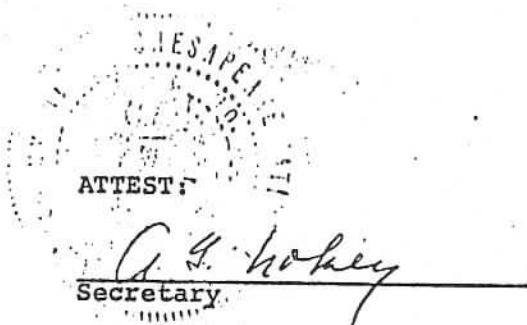
BY Robert L. Stephens ✓  
President

W. Garland Clarke (SEAL)  
W. Garland Clarke, Trustee

M. Ray Johnston (SEAL)  
M. Ray Johnston, Trustee

CHESAPEAKE NATIONAL BANK

BY Douglas D. Monroe, Jr.  
President



STATE OF VIRGINIA,

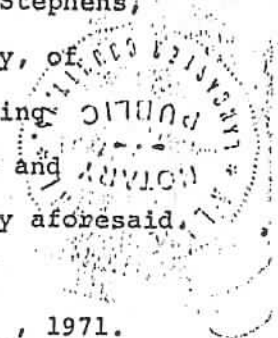
COUNTY OF LANCASTER, to-wit:

I, Alvin M. Earl, a Notary Public in and for the County and State aforesaid, do hereby certify that Robert L. Stephens, and E. A. Stephens, Jr., President and Secretary, respectively, of The Green, Inc., whose names are signed as such to the foregoing writing, bearing date on the 22nd day of December, 1971, have and each has this day acknowledged the same before me in my County aforesaid.

My commission expires September 13, 1975.

Given under my hand this 22nd day of December, 1971.

Alvin M. Earl  
Notary Public



STATE OF VIRGINIA,

COUNTY OF LANCASTER, to-wit:

I, Brenda H. Conley, a Notary Public in and for the County and State aforesaid, do hereby certify that W. Garland Clarke and M. Ray Johnston, Trustees, whose names are signed as such to the foregoing writing, bearing date on the 22nd day of December, 1971, have and each has this day acknowledged the same before me in my County aforesaid.

My commission expires March 17, 1974.

Given under my hand this 28th day of December, 1971.

Brenda H. Conley  
Notary Public

STATE OF VIRGINIA,

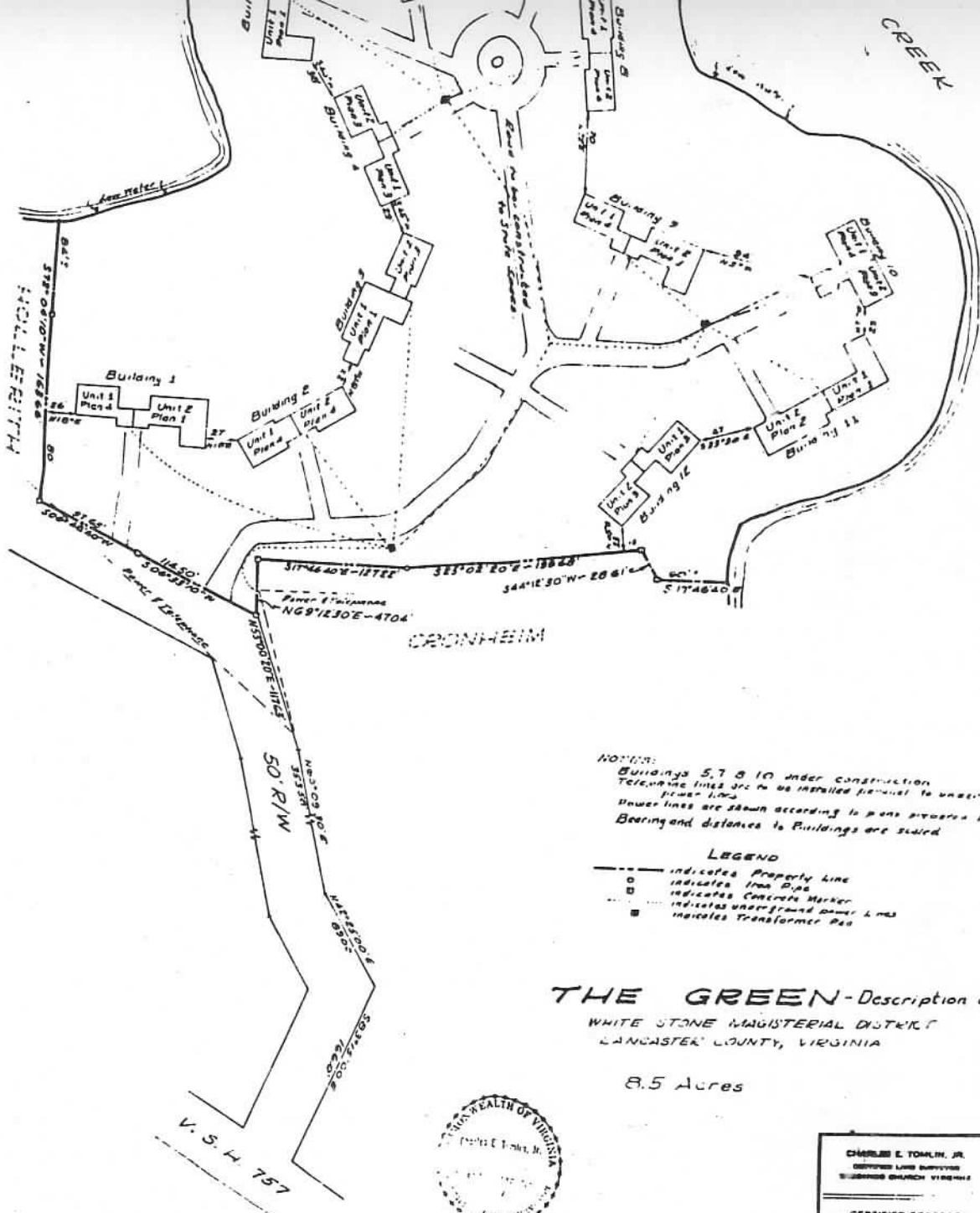
COUNTY OF LANCASTER, to-wit:

I, Jarvis C. Hays, a Notary Public in and for the County and State aforesaid, do hereby certify that Douglas D. Monroe, Jr. and A. G. Lokey, President and Secretary, respectively, of Chesapeake National Bank, whose names are signed as such to the foregoing writing, bearing date on the 22nd day of December, 1971, have and each has this day acknowledged the same before me in my County aforesaid.

My commission expires April 2, 1974.

Given under my hand this 28 day of November, 1971.

Jarvis C. Hays



Virginia, to wit: the Clerk of the Circuit Court of Lancaster County, the Clerk of the County of Giles and the Clerk of the County of Shenandoah. The land was patented to John T. Lee, Jr. in 1852. The land was patented to John T. Lee, Jr. in 1852. The land was patented to John T. Lee, Jr. in 1852.

**NOTICE:**  
 Buildings 5, 7 & 10 under construction  
 Telephone lines are to be installed pursuant to underground power lines  
 Power lines are shown according to plans prepared by VERCO  
 Bearing and distances to Buildings are shown

**LEGEND**  
 - - - - - indicates Property Line  
 ○ indicates Iron Pipe  
 □ indicates Concrete Marker  
 - - - - - indicates underground power lines  
 ■ indicates Transformer Pad

**THE GREEN - Description of Property**  
 WHITE STONE MANAGERIAL DISTRICT  
 LANCASTER COUNTY, VIRGINIA

8.5 Acres



CHARLES E. TOMLIN, JR. SURVEYOR SHENANDOAH COUNTY, VIRGINIA	Book <b>L-160</b> Drawn by <b>C.E.I.</b> P.L. by <b>C.E.S.</b>
CERTIFIED CORRECT Charles E. Tomlin, Jr. SURVEYOR DECEMBER 3, 1971	11 Book Tab 65 19-10

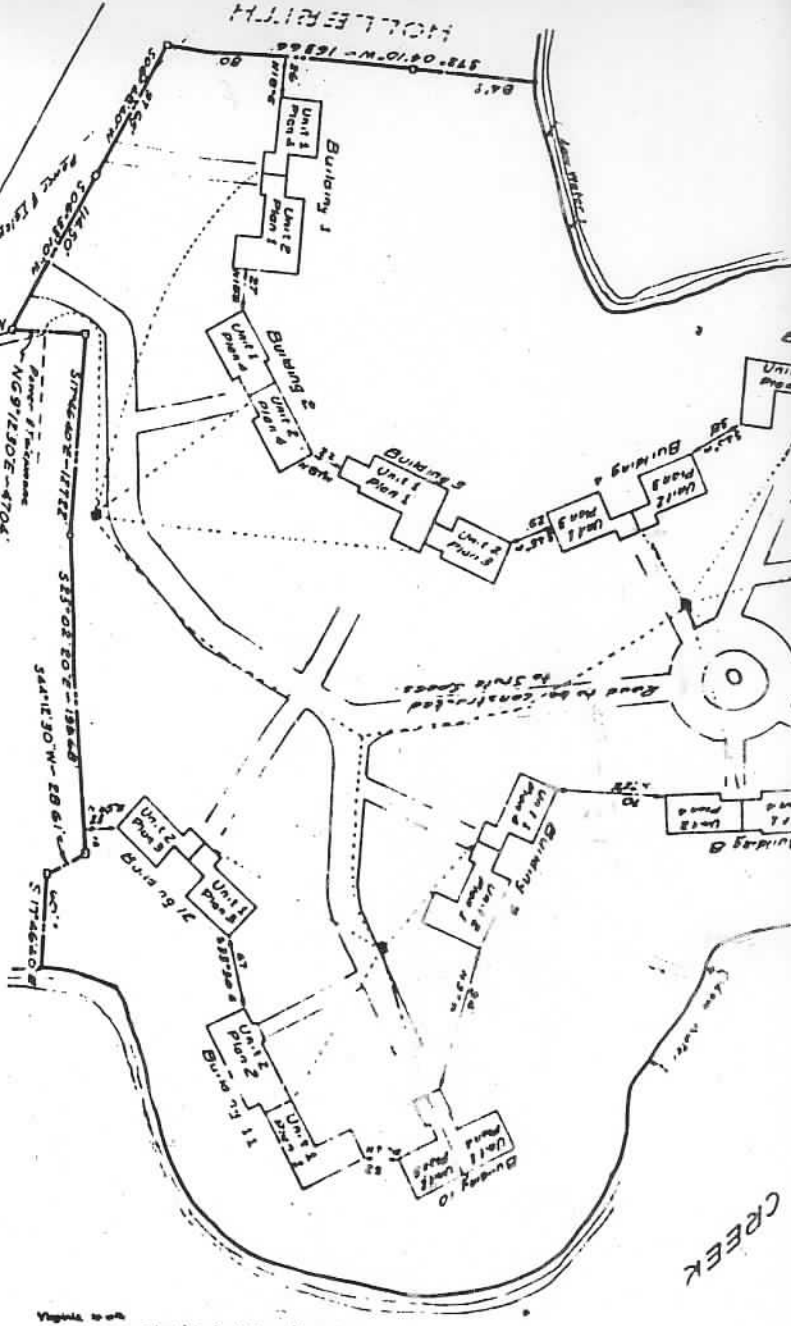


8.5 Acres

**THE GREEN-Description of Property**  
 WHITE STONE INDUSTRIAL DISTRICT  
 LANCASTER COUNTY, VIRGINIA

**NOTES:**  
 Buildings 5, 7 & 10 under construction.  
 Telephone lines are to be installed pursuant to arrangements  
 power lines are shown according to some drawings by VEACO  
 Bearings and distances to Buildings are shown

**LEGEND**  
 - - - - - indicates Property Line  
 ○ indicates Iron Pipe  
 □ indicates Concrete Marker  
 ■ indicates Underground Power Lines  
 ■ indicates Transformer Pole



Virginia, to wit:  
 In the Court of the Clerk of the Court of Lancaster  
 County, this 14th day of June 1972  
 the following acting and attesting and on 14th  
 day of June 1972 County Tax and was admitted  
 to record at 2:05 o'clock P. M.  
 Long  
 L. L. S. Kester, Clerk

CHARLES E. TONKIN, JR.  
 Surveyor  
 LANCASTER COUNTY, VIRGINIA  
 Drawn By C.E.L.  
 04814.54  
 CERTIFIED CORRECT  
 11/20/70