

240000196

Prepared by and return to:
Andrew G. Elmore, VSB #33822
Chadwick Washington
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Glen Allen, Virginia 23059
804-346-5400

SECOND AMENDMENT TO MASTER DEED
THE GREEN CONDOMINIUM PROJECT

WHEREAS, The Green Association ("the Association") desires to amend the Master Deed of The Green Condominium Project ("The Green") dated May 27, 1971 ("Master Deed"), filed in the Office of the Clerk of the Circuit Court of Lancaster County, Virginia at Deed Book 164, Page 517; and

WHEREAS, the Master Deed was amended on December 22, 1971, by an Amendment filed in the Office of the Clerk of the Circuit Court of Lancaster County, Virginia at Deed Book 167, Page 674; and

WHEREAS, the Association is the Council of Co-Owners described in the Master Deed and may amend the Master Deed in accordance with Section 21 thereof and Section 55.1-1934 of Code of Virginia (part of the Virginia Condominium Act); and

WHEREAS, Unit Owners representing 100% ownership of the Units and the common elements of The Green have consented in writing to this Amendment in compliance with Section 21 of the Master Deed and as evidenced by the Certificate of the President of The Green Association filed simultaneously with this Amendment.

NOW, THEREFORE, in accordance with Section 21 of the Master Deed and Section 55.1-1934 of the Code of Virginia, the Unit Owners of the Association hereby amend the Master Deed as follows:

1. Section 19 of the Master Deed is hereby amended by the addition of a new paragraph (5) as follows:

(5) Leasing of Units. "Leasing," for purposes of this Master Deed is defined as regular, exclusive occupancy of a Unit or any portion of a Unit by any person or persons other than the Owner for which the Owner receives a monetary consideration, including any AirBnb, VRBO or similar rental or leasing arrangement. No Unit, or any portion of a Unit, shall be leased or rented for any term that is less than twenty-eight (28) contiguous days.

2. In all other respects the Master Deed remains unchanged and in full force and effect, and this Amendment to the Master Deed shall be effective as of the date of its recordation in the Clerk's Office of the Circuit Court of Lancaster County, Virginia

A TRUE COPY
TESTE:
DIANE H. MUMFORD, CLERK
BY T. Besekian D.C.
LANCASTER COUNTY CIRCUIT COURT



IN WITNESS WHEREOF, pursuant to Section 21 of the Master Deed and Section 55.1-1934 of the Code of Virginia, the Board of Directors of The Green Association has caused this Second Amendment to the Master Deed to be executed on behalf of The Green Association this 30th day of JANUARY, 2024.

THE GREEN ASSOCIATION, a Virginia condominium association

By: Daniel R Belliel
Daniel Belliel, President

CERTIFICATE OF THE PRESIDENT

The President of The Green Association (“Association”), hereby certifies that the foregoing Second Amendment to the Master Deed was consented to, agreed to, and approved by one hundred percent (100%) of the Unit Owners, as evidenced by their signed written ratifications thereof, copies of which are retained in the records of the Association. The Green Condominium is located in the County of Lancaster, Virginia, and the Second Amendment to the Master Deed is an amendment to the Master Deed of The Green Condominium Project recorded in the Clerk’s Office on May 28, 1971 in Deed Book 164, Page 517 *et seq.*

Date: JANUARY 30, 2024
By: Daniel R Belliel
Daniel Belliel, President

INSTRUMENT 240000196
RECORDED IN THE CLERK'S OFFICE OF
LANCASTER COUNTY CIRCUIT COURT ON
JANUARY 31, 2024 AT 11:27 AM
DIANE H. MUMFORD, CLERK
RECORDED BY: TDB

COMMONWEALTH OF VIRGINIA
COUNTY OF Lancaster

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that Daniel Belliel, whose name is signed as President of The Green Association to the foregoing Second Amendment to the Master Deed, bearing date of the 30 day of January 2024, has acknowledged the same before me in my County aforesaid.

Given under my hand this 30 day of January, 2024

NOTARY PUBLIC: Caroline Virginia Evans

My Commission Expires: 1/31/2027
Notary Registration No.: 8092593

