

**VIRGINIA LAND RECORD COVER SHEET
FORM A – COVER SHEET CONTENT**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
 City County

ROANOKE

TAX EXEMPT? **VIRGINIA/FEDERAL LAW**
 Grantor:
 Grantee:
Consideration: **\$0.00**
Existing Debt: **\$0.00**
Actual Value/Assumed: **\$0.00**
PRIOR INSTRUMENT UNDER § 58.1-803(D)
Original Principal: **\$0.00**
Fair Market Value Increase: **\$0.00**
Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____

Prior Recording At: City County
ROANOKE

Percentage In This Jurisdiction: **100%**

BUSINESS / NAME
1 Grantor: **THE KENWICK PLACE HOMEOWNERS ASSOCIATION, INC.**
 Grantor:
1 grantee: **THE KENWICK PLACE HOMEOWNERS ASSOCIATION, INC.**
 grantee:

GRANTEE ADDRESS:
Name: **The Kenwick Place Homeowners Association, Inc.**
Address:
City: _____ State: _____ Zip Code: _____
Book Number: _____ Page Number: _____ Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-01.00-0000**
Short Property Description: **087.09-07-01.00-0000**

Current Property Address:
City: **Roanoke** State: **VA** Zip Code: **24018**
Chadwick Washington Moriarty **The Kenwick Place**
Instrument Prepared By: **Elmore & Bunn, P.C.** Recording Paid By: **Homeowners Association, Inc.**

Recording Returned To: **Stephen H. Moriarty**
Address: **3201 Jermantown Rd., Ste., 600**
City: **Fairfax** State: **VA** Zip Code: **22030**

**INSTRUMENT 202300040
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY CIRCUIT COURT ON
JANUARY 4, 2023 AT 11:18 AM
STEVEN A. MCGRAW, CLERK
RECORDED BY: GPH**

(Area Above Reserved For Deed Stamp Only)

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-02.00-0000**
Short Property Description: **087.09-07-02.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-03.00-0000**
Short Property Description: **087.09-07-03.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-04.00-0000**
Short Property Description: **087.09-07-04.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-04.01-0000**
Short Property Description: **087.09-07-04.01-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-04.02-0000**
Short Property Description: **087.09-07-04.02-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-04.03-0000**
Short Property Description: **087.09-07-04.03-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-04.04-0000**
Short Property Description: **087.09-07-04.04-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-05.00-0000**
Short Property Description: **087.09-07-05.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-06.00-0000**
Short Property Description: **087.09-07-06.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-07.00-0000**
Short Property Description: **087.09-07-07.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-08.00-0000**
Short Property Description: **087.09-07-08.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-09.00-0000**
Short Property Description: **087.09-07-09.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-10.00-0000**
Short Property Description: **087.09-07-10.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-11.00-0000**
Short Property Description: **087.09-07-11.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-12.00-0000**
Short Property Description: **087.09-07-12.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-13.00-0000**
Short Property Description: **087.09-07-13.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-14.00-0000**
Short Property Description: **087.09-07-14.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-15.00-0000**
Short Property Description: **087.09-07-15.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-16.00-0000**
Short Property Description: **087.09-07-16.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-17.00-0000**
Short Property Description: **087.09-07-17.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-18.00-0000**
Short Property Description: **087.09-07-18.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-19.00-0000**
Short Property Description: **087.09-07-19.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-20.00-0000**
Short Property Description: **087.09-07-20.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-21.00-0000**
Short Property Description: **087.09-07-21.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

(Area Above Reserved For Deed Stamp Only)

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-22.00-0000**
Short Property Description: **087.09-07-22.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-23.00-0000**
Short Property Description: **087.09-07-23.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-24.00-0000**
Short Property Description: **087.09-07-24.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-25.00-0000**
Short Property Description: **087.09-07-25.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

Prior Recording At: [] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-26.00-0000**
Short Property Description: **087.09-07-26.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-27.00-0000**
Short Property Description: **087.09-07-27.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-28.00-0000**
Short Property Description: **087.09-07-28.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-29.00-0000**
Short Property Description: **087.09-07-29.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-30.00-0000**
Short Property Description: **087.09-07-30.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE

Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-31.00-0000**
Short Property Description: **087.09-07-31.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-32.00-0000**
Short Property Description: **087.09-07-32.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-33.00-0000**
Short Property Description: **087.09-07-33.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

**VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS**

Instrument Date: **01/04/2023**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **4**
[] City [X] County
ROANOKE

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-34.00-0000**
Short Property Description: **087.09-07-34.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Prior Recording At: [] City [X] County
ROANOKE
Percentage In This Jurisdiction: **100%**
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number/Tax Map Number: **087.09-07-35.00-0000**
Short Property Description: **087.09-07-35.00-0000**

Current Property Address: _____
City: **Roanoke** State: **VA** Zip Code: **24018**

Tax Map Nos.:
087.09-07-01.00-0000 through 087.09-07-04.00-0000;
087.09-07-04.01-0000 through 087.09-07-04.04-0000;
087.09-07-05.00-0000 through 087.09-07-35.00-0000.

Prepared by and to be returned to:
Stephen H. Moriarty
3201 Jermantown Road, Suite 600
Fairfax, Virginia 22030

**CORRECTED THIRD AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
KENWICK PLACE HOMEOWNERS ASSOCIATION, INC.
2022**

The Members of the Kenwick Place Homeowners Association, Inc., hereby submit the following revisions to the Declaration of Covenants, Conditions and Restrictions.

This Third Amendment shall serve to revise that Declaration recorded at Deed Book 1200, Page 995 and recorded in the land records of the Circuit Court of Roanoke County, Virginia; amended in 1984; and amended by the Second Amendment to the Declaration, recorded as Instrument No. 2010-07113, in 2010.

All terms and conditions of the Declaration, as amended, shall remain intact except as follows:

Exhibit B, General Prohibitions and Requirements, is hereby repealed and replaced in full by the following:

The following general prohibitions and requirements shall prevail as to the construction or activities conducted on any Lot in the subdivision:

A.

1. No temporary house, trailer, tent, garage or other outbuilding shall be placed or erected on any Lot.
2. No animal, other than common household pets, shall be kept or maintained on any Lot; and nor more than two (2) common household pets shall be kept or maintained in any Lot. Common household pets shall not be kept, bred or maintained for commercial purposes in any Lot. Pets shall be controlled by their owners to preclude interference with the enjoyment by others of their Lots or the Common lands.
3. No commercial signs, including "for rent," "for sale" and other similar signs, shall be erected or maintained on any Lot except with the written permission of the Board or except as maybe required by legal proceedings.
4. No unused, unlicensed, stripped down, partially wrecked or junk motor vehicles or sizeable parts thereof shall be permitted to be parked on any street in the

subdivision, on any Lot or any Common Area.

5. Every outdoor receptacle for trash, rubbish, or garbage shall be enclosed or concealed from the neighbors' view and shall not be visible from the street. If enclosed, the size and dimensions of the screen must be submitted on the proper form to the Architectural Committee and Board for approval prior to installation.
6. No outdoor clothes poles, clothes lines, private television or radio antennae and similar equipment shall be permitted, except as required by federal law.
7. All Lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of the accumulation of rubbish or debris thereon. If not maintained by the Owner, the Lot will be cleaned up by Association at the Owner's expense.
8. No noxious, offensive or illegal activities shall be carried on any Lot nor shall anything be done on any Lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood.
9. No trees on the fronts or sides of the townhomes shall be cut down, removed or relocated without written approval of the Board.
10. No alteration of original landscaping, even after a Lot is sold, will be allowed without prior written approval of The Board.
11. All draperies, venetian blinds or other window decorations located on the front or side of the townhomes must be of shades of white.
12. Firing of guns and/or fireworks of any kind is prohibited at all times in any unit and on the premises of which the Lot is a part.
13. No fence shall be constructed for any reason.
14. No open air fire shall be started or maintained on any Lot except in a grill or other suitable enclosure or container designed for the safe housing of man-made fires for cooking.
15. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.
16. Should any covenants or restrictions herein contained, or any sentence, clause, phrase or term of this instrument be declared to be void, invalid, illegal or unenforceable for any reason by the adjudication of any court or other tribunal having jurisdiction over the parties hereto and the subject matter hereof, such judgment shall in no wise affect the other provisions hereof which are hereby declared to be severable and which shall remain in full force and effect. In addition, if there is any contradiction between these restrictions and any governmental ordinances, laws or regulations of a Federal, State or local agency, the latter shall prevail.

- B. Enforcement of Covenants, Rules and Regulations. The Board is authorized to impose penalties permitted by the Virginia Property Owners' Association Act: violation charges of up to \$10 per day for up to 90 days for continuing violations, and up to \$50 for single offenses.

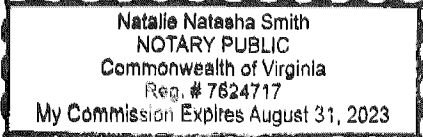
(Certification on following page.)

CERTIFICATION

I HEREBY certify that the requisite majority of owners approved, ratified and signed the Amendment to the Declaration.

12/29/22
Date

Arthur L. Fralin
President, Kenwick Place Homeowners Association, Inc.



COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF ROANOKE

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To-wit:

The foregoing Certification was executed by ARTHUR, LEE FRALIN, identified to me as the President of Kenwick Place Homeowners Association, Inc., this 29th day of December, 2022.

Natalie Natasha Smith
Notary Public

My Commission expires: 08/31/2023.