

Prepared by and return to:
Stephen L. Pettler, Jr.
HARRISON & JOHNSTON, PLC
21 South Loudoun Street
Winchester, Virginia 22601
Telephone 540.667.1266
VSB #44436

THIS AMENDMENT TO DEED OF SUBDIVISION, DEDICATION, EASEMENT, AND DECLARATION OF ABRAMS POINTE PHASE 1A is made and dated this 1st day of December 2012, by **CAMPFIELD, LLC**, a Virginia limited liability company, and **FRED L. GLAIZE, III** (hereinafter "Declarants").

WHEREAS, the Declarants have caused Abrams Pointe Phase 1A to be subjected to the covenants, restrictions, easements, charges, and liens set forth in the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A dated December 1, 2010 and recorded among the land records of the Clerk of the Circuit Court for Frederick County, Virginia, as Instrument No. 100011764.

WHEREAS, Article IX of the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A provides that the Declarants, for a period of five (5) years, reserved the right to amend the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A and the Plat attached thereto, so long as the same scheme established in Abrams Pointe Phase 1A, that being single family residential lots, is maintained, without any action by, or the consent of, the Owners of any Lots.

WHEREAS, the Declarants desire to amend Article VI, Section 13 of the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A to more clearly state the intentions of the Declarants with respect thereto.

NOW, THEREFORE, WITNESSETH, that the Declarants do hereby declare as follows:

1. That Article VI, Section 13 of the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A is hereby deleted and replaced with the following:

Section 13. No dwelling, exclusive of garages, basements, and other unfinished areas, shall be constructed on any Lot with a footprint (the ground level of the dwelling) of an aggregate finished square footage amount of less than One Thousand Seven Hundred Fifty (1,750) square feet of finished space on the ground floor of the dwelling for one-storey dwellings; One Thousand One Hundred (1,100) square feet of finished space on the ground floor of the dwelling for two-storey dwellings; and for all other house configurations, such as, but not limited to, Cape Cod, Saltbox, Multi-Level and Tri-Level, Two Thousand (2,000) square feet of finished space on the ground floor computed using outside foundation measures.

2. All of other provisions of the Corrected Deed of Subdivision, Dedication, Easement and Declaration of Abrams Pointe Phase 1A are hereby ratified, reaffirmed and remain unchanged hereby.

WITNESS the following signatures and seal:

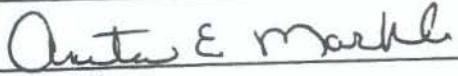
CAMPFIELD, LLC,

By:  (SEAL)
John P. Carr, Managing Member

COMMONWEALTH OF VIRGINIA, AT LARGE
CITY OF WINCHESTER, To-wit:

The foregoing instrument was acknowledged before me this 14th day of December 2012, by John P. Carr, as Managing Member of Campfield, LLC, a Virginia Limited Liability Company, on behalf of said company.

Registration No. 138684
My commission expires 7/31/2016


Notary Public

ANITA E. MARKLE
NOTARY PUBLIC
REGISTRATION # 138684
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2016

Fred L. Glaize, III (SEAL)
Fred L. Glaize, III

Commonwealth of Virginia, AT LARGE
CITY/COUNTY OF Winchester, To-wit:

The foregoing instrument was acknowledged before me this 14 day of December 2012, by Fred L. Glaize, III.

Registration No. 184188
My commission expires July 31, 2014

Lianne S. Stanley
Notary Public



VIRGINIA: FREDERICK COUNTY SCT.

This instrument of writing was produced to me on

12-18-2012 at 3:53 PM

and with certificate acknowledgement thereto annexed was admitted to record. Tax imposed by Sec. 58.1-802 of

NA, and 58.1-801 have been paid, if assessable.

Rebecca P. Hogan, Clerk

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT
FREDERICK CIRCUIT COURT
DEED RECEIPT

DATE: 12/18/12 TIME: 15:53:37 ACCOUNT: 069CLR120014009 RECEIPT: 12000025295
CASHIER: KXW REG: WE17 TYPE: AMEND PAYMENT: FULL PAYMENT
INSTRUMENT : 120014009 BOOK: PAGE: RECORDED: 12/18/12 AT 15:53
GRANTOR: CAMPFIELD LLC EX: N LDC: CO
GRANTEE: GLAIZE, FRED L: III EX: N PCT: 100%
AND ADDRESS :
RECEIVED OF : HARRISON & JOHNSTON
CHECK: \$77.00
DESCRIPTION 1: R B DIST (10-11764) PAGES: 3 DP 0
2: ABRAMS POINT, PHASE 1B NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP: MISC
PIN:
301 DEEDS 14.50 145 VSLF 1.50
106 TECHNOLOGY TRST FND 5.00
TENDERED : 77.00
AMOUNT PAID: 21.00
CHANGE AMT : 56.00

CLERK OF COURT: REBECCA P. HOGAN