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AMENDMENT TO DECLARATION OF
RESTRICTIONS AND REGULATIONS OF RIVERS BEND ASSOCIATION INCORPORATED

THIS AMENDMENT TO DECLARATION is made as of January 30, 2023, by
RIVERS BEND ASSOCIATION INCORPORATED, a Virginia nonstock corporation.

WHEREAS the amendments to the Declaration of Restrictions and Regulations of Rivers Bend Association Incorporated, as Amended April 2006 ("Declaration") set forth in this instrument have been approved by more than fifty percent (50%) of the total membership by votes pursuant to Article III of the Declaration;

NOW, THEREFORE, the specified Sections in Articles I, V and VIII of the Declaration are hereby amended in accordance with the terms of this instrument as set forth below. Except as expressly amended by the terms of this instrument, any and all of the existing Articles, Sections, terms and provisions of the Declaration remain in full force and effect.

The definition of "Lot" in Article I, Section 4 is amended by deleting "in such manner that they front onto and each face the same way onto the same street" from the second sentence. The second sentence in Article I, Section 4 as amended states: "This definition shall include a consolidated lot which refers to a parcel of land comprised of two (2) contiguous lots that are adjoining."

Article V, Section 8 is amended by deleting "In accordance with Section 55-513 of the Property Owners Act" from the first sentence. The first sentence in Article V, Section 8 as amended states: "The Board of Directors of the Association shall have the power to assess charges against any member for any violation of these "Restrictions and Regulations," or of rules duly adopted by the Board of Directors, for which the member or his family members, tenants, guests, or other invitees are responsible."

Article VIII, Section 3 is amended by deleting both sentences in this section, and replacing it with the following amended Article VIII, Section 3: "No clothing, laundry or wash shall be aired or dried except in the rear yard of a lot."

Article VIII is amended to add a new Section 10 as follows: "**Section 10.** No owner may rent a lot, or any portion of a lot, for short term, vacation, or transient use. All leases shall be in writing and shall be for an initial term of no less than six (6) months, except with the prior written consent of the Board of Directors. A copy of the written lease, and any amendments to the lease, shall be given to the Board by the lot owner within ten days of execution of the lease or amendment. The owner shall make available to the lessee the current Restrictions and Regulations, Bylaws and Rules."

IN WITNESS WHEREOF, the undersigned has caused this Amended Declaration to be signed pursuant to due and proper authority as of the date set forth above, and hereby certifies that the requisite majority of lot owners signed the above amendments or ratifications of such amendments.

RIVERS BEND ASSOCIATION INCORPORATED,
a Virginia nonstock corporation

By: Bernard P. Wiest, Jr.
Bernard P. Wiest, Jr., President

COMMONWEALTH OF VIRGINIA)
COUNTY OF NORTHUMBERLAND)

I, the undersigned Notary Public, do hereby certify that Bernie Wiest, II, as President of RIVERS BEND ASSOCIATION INCORPORATED, a Virginia nonstock corporation, has acknowledged same before me in the aforesaid jurisdiction as a duly authorized agent of the company.

GIVEN under my hand and seal on 1/30/, 2023.

My commission expires: 1/31/2027

[Signature]
Notary Public



INSTRUMENT 202300200
RECORDED IN THE CLERK'S OFFICE OF
NORTHUMBERLAND CIRCUIT COURT ON
JANUARY 30, 2023 AT 11:13 AM
DEBORAH T. BINGHAM, CLERK
RECORDED BY: KMS