

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON  
12-31-2020

NUMBER  
0550009303

COMMON INTEREST COMMUNITY BOARD  
COMMON INTEREST COMMUNITY ASSOCIATION REGISTRATION



JORDAN CROSSING HOMEOWNERS ASSOCIATION INC  
KEVIN SANFORD  
13841 HULL STREET RD  
MIDLOTHIAN, VA 23112



*Mary Broz-Vademan*  
Mary Broz-Vademan, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)



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COMMON INTEREST COMMUNITY BOARD  
COMMON INTEREST COMMUNITY ASSOCIATION REGISTRATION  
NUMBER: 0550009303 EXPIRES: 12-31-2020

JORDAN CROSSING HOMEOWNERS ASSOCIATION INC  
KEVIN SANFORD  
13841 HULL STREET RD  
MIDLOTHIAN, VA 23112



(FOLD)

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DPOR-PC (02/2017)

**AMENDMENT**

**TO**

**Covenants, Conditions and Restrictions of  
Jordan Crossing Homeowners Association, Inc.  
Subdivision  
Chesterfield County, Virginia**

**Article I**

**Definitions**

**Article I Section 16. "Common Area" Exhibit B. The following language is added:**

**Clubhouse portion is further described as the area of land located in Open Space "D" on the certain plat entitled "Jordan Crossing" later described in this Amendment.**

**Article IV**

**Maintenance**

**Article IV Sections 1 and 2 are deleted and replaced as follows:**

**Section 1. Association Responsibility. The Association is responsible for properly maintaining and repairing on-site improvements including, but not limited to, all Common Areas, driveways, lot landscaping and irrigation, common area lighting, common area fencing, street trees, sidewalks, and Unit exteriors to exclude windows and doors. Periodic cleaning**

and painting of doors, windows and trim will be performed by the Association. All areas of Common Area concrete shall be maintained by the Association without potholes and ruts.

**Section 2. Owner's Responsibility.** Owners are responsible for maintaining Unit interiors and for maintaining all items not expressly identified in Section 1 of Article IV. All maintenance required by the Section 2 shall be performed in a manner consistent with the Community-Wide Standard and all applicable covenants. In addition to any other enforcement rights available to the Association, if any owner fails to properly perform his or her maintenance responsibility, the Association may perform it and assess all costs incurred by the Association against the Unit and the Owner thereof in accordance with Article X, Section 4 of this Declaration; provided, however, except when entry is required due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

## **Article IX**

### **Rights and Obligations of the Association**

Article IX is amended to include Section 6 as follows:

#### **Section 6. Obligations and Responsibilities of the Association.**

- a) The Association or Declarant until such time that ownership is transferred to the Association shall have the responsibility for ownership and maintenance of all commonly held property, and easements containing private pavement, pedestrian access ways, sidewalks and retaining walls requiring building permit approval that are not maintained by the County of Chesterfield or VDOT.
- b) The Association or Declarant until such time that ownership is transferred to the Association shall have the responsibility to collect sufficient dues to cover the cost of taxes, and repairs, maintenance or replacement of facilities located on commonly held property, and to pay taxes.

c) The Association or Declarant until such time that ownership is transferred to the Association shall have no ability to dissolve or dispose of real property without prior written approval from the director of planning, County of Chesterfield.

d) The Association or Declarant until such time that ownership is transferred to the Association is bound by and acknowledges the following statement: Any property conveyed to the County of Chesterfield or to the Commonwealth of Virginia for roads or other public use shall not be subject to easements, covenants, conditions, restrictions or obligations created herein and any such easements, covenants, conditions, restrictions or obligations established herein shall be subordinate to any easements or other property rights existing or hereinafter conveyed to the County of Chesterfield or the Commonwealth of Virginia. This requirement cannot be deleted or amended without the prior written approval of the director of planning, County of Chesterfield.

## Article XII

### Use Restrictions

Article XII is amended to include Section 33. Flags and Flag Poles as follows:

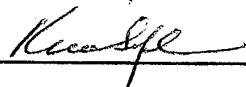
**Section 33. Flags and Flag Poles.** Flags may be flown when mounted to the individual Owners townhome structure at a height of no greater than ten feet from ground level. Mounted flag poles shall be no longer than six feet in length. Flags may be no larger than four feet wide and six feet long. No flags will be permitted on stand- alone flag poles except garden landscape flags no greater than three feet tall. No other flags or flag poles will be permitted. Flags deemed to be of an offensive nature at the sole discretion of the Board shall be immediately removed upon written notification by the Board.

Exhibit A on page 75 and Exhibit B on page 77 is deleted and replaced with the following language:

All those certain lots, pieces or parcels of land, located in the Matoaca District of Chesterfield County, Virginia as shown on the certain plat entitled "Jordan Crossing", dated August 16, 2019, and revised October 11, 2019, November 18, 2019 and December 6, 2019, and made by Virginia Surveys, and recorded in the Clerk of Circuit Court, Chesterfield County, Virginia in Plat Book \_\_\_\_\_ Page \_\_\_\_\_.

IN WITNESS WHEREOF, we being all of the Directors of Property Owners' Association of Jordan Crossing Homeowners Association, Inc. have hereunto set our hands this 6<sup>th</sup> day of December, 2019.

Jordan Crossing Homeowners Association, Inc.

By: 

President

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

Instrument Date: 12/6/2019  
Instrument Type: DRC AMEND  
Number of Parcels: 3 Number of Pages: 7  
 City  County

**CHESTERFIELD**

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

Percentage In This Jurisdiction: 100%

**BUSINESS / NAME**

Grantor: INNOVATIVE BUILDERS OF MIDLOTHIAN, LLC

Grantor: INNOVATIVE BUILDERS OF MIDLOTHIAN, LLC

Grantee: JORDAN CROSSING HOMEOWNERS ASSOCIATION, INC

Grantee: \_\_\_\_\_

**GRANTEE ADDRESS**

Name: JORDAN CROSSING HOMEOWNERS ASSOCIATION, INC

Address: 13841 HULL STREET RD SUITE 3A

City: MIDLOTHIAN

State: VA Zip Code: 23112

Book Number: \_\_\_\_\_

Page Number: \_\_\_\_\_

Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 71567382800000 Tax Map Number: 71567382800000

Short Property Description: FOX CLUB & VILL SQ PKWY PAR 3

Current Property Address: 14600 FOX CLUB PARKWAY

City: MIDLOTHIAN

State: VA Zip Code: 23112

Instrument Prepared By: KEVIN SANFORD

Recording Paid By: KEVIN SANFORD

Recording Returned To: KEVIN SANFORD

Address: 12506 SECOND BRANCH RD

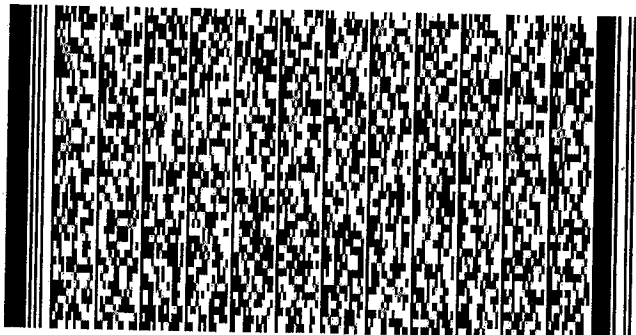
City: CHESTERFIELD

State: VA Zip Code: 23838

RECORDED IN  
CHESTERFIELD COUNTY, VA  
WENDY S. HUGHES  
CLERK OF CIRCUIT COURT  
FILED Dec 16, 2019  
AT 12:59 pm  
BOOK 12561  
START PAGE 0142  
END PAGE 0149  
INSTR # 190051384

JAB

(Area Above Reserved For Deed Stamp Only)



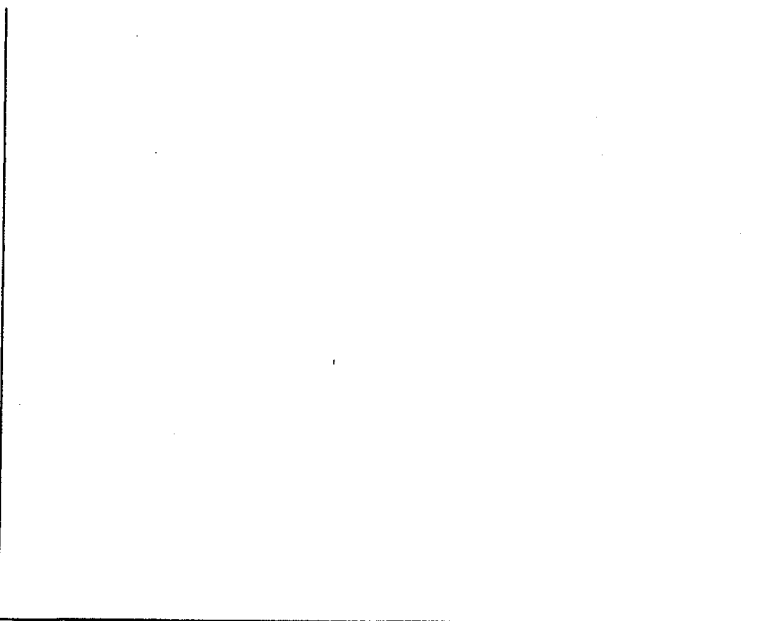
**VIRGINIA LAND RECORD COVER SHEET  
FORM B – ADDITIONAL GRANTORS/GRANTEES**

Instrument Date: 12/6/2019

Instrument Type: DRC

Number of Parcels: 3      Number of Pages: 7

City  County  
CHESTERFIELD



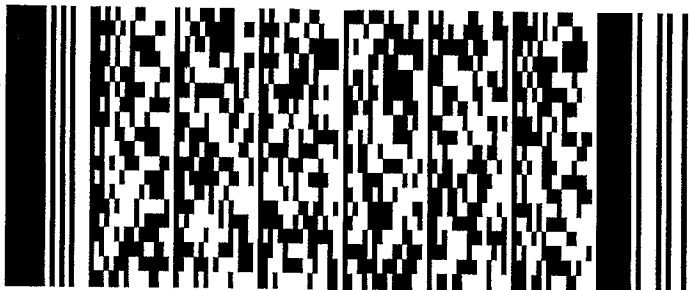
**GRANTOR BUSINESS / NAME**

*(Area Above Reserved For Deed Stamp Only)*

- 3     Grantor: INNOVATIVE BUILDERS OF MIDLOTHIAN, LLC
- .....  Grantor: .....
- .....  Grantor: .....
- .....  Grantor: .....
- .....  Grantor: .....
- .....  Grantor: .....
- .....  Grantor: .....
- .....  Grantor: .....

**GRANTEE BUSINESS / NAME**

- .....  Grantee: .....
- .....  Grantee: .....
- .....  Grantee: .....
- .....  Grantee: .....
- .....  Grantee: .....
- .....  Grantee: .....
- .....  Grantee: .....
- .....  Grantee: .....



**VIRGINIA LAND RECORD COVER SHEET**

**FORM C - ADDITIONAL PARCELS**

Instrument Date: 12/6/2019  
Instrument Type: DRC  
Number of Parcels: 3 Number of Pages: 7  
 City  County  
CHESTERFIELD

**PARCELS IDENTIFICATION OR TAX MAP**

Prior Recording At:  City  County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Parcel Identification Number (PIN): 715673734400000  
Tax Map Number: 715673734400000

*(Area Above Reserved For Deed Stamp Only)*

Short Property Description: FOX CLUB & VILL SQ PKWY PAR 2  
Current Property Address: 15120 VILLAGE SQUARE PARKWAY  
City: MIDLOTHIAN State: VA Zip Code: 23112

Prior Recording At:  City  County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Parcel Identification Number (PIN): 716673024000000  
Tax Map Number: 716673024000000

Short Property Description: FOX CLUB & VILL SQ PKWY PAR 1  
Current Property Address: 15100 VILLAGE SQUARE PARKWAY  
City: MIDLOTHIAN State: VA Zip Code: 23112

