

SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS
SECTION FOUR PHASE ONE
WILDFLOWER RIDGE

THIS SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS made this 20th day of August 2000, by WILDFLOWER RIDGE, INC., a corporation, hereinafter called Developer.

WITNESS:

WHEREAS, by Declaration of Covenants and Restrictions dated July 22, 1997, and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Deed Book 584, at Page 431, the Developer subjected real property known as certain lots in Section One, Phase One, Wildflower Ridge Subdivision, to all the rights, reservations, restrictions, covenants, conditions, easements, right of way, liens, charges, and assessments more fully set forth in said Declaration; and

WHEREAS, said Deed of Declaration provided in Article II thereof, that additional lands could be annexed by the Developer to such Subdivision without consent; and

WHEREAS, the Developer desires at this time to annex land and to extend the scheme of the Covenants and Restrictions of said Deed of Declaration to said additional property as hereinafter described;

NOW, THEREFORE, the Developer declares that all of the real property known as Lots 151, 152, 153, 154, 155, 156, 208, 209, 210, 227, 228, 229, 230, 231, 261, 262, 263, 264, 265, 266, 282, 283, 284, 285, 286, 287, 288, 289, 290, inclusive of Section Four, Phase One of Wildflower Ridge as more fully shown upon a plat prepared by Shannon Engineering Associates and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Plat Cabinet _____, at Slide _____ is and shall be held, transferred, sold conveyed, and occupied subject to the covenants, restrictions, easements, charges, assessments, and liens (sometimes referred as "Covenants and Restrictions") set forth in that certain Deed of Declaration of Covenants and Restrictions and heretofore executed by Wildflower Ridge, Inc., a corporation, recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Deed Book 584, at Page 431, all of said easements, reservations, restrictions, covenants, conditions, rights, obligations, liens and assessments set forth in said Deed of Declaration of Covenants and Restrictions being hereby incorporated herein by reference as if the same were set forth herein verbatim.

It is not the intention of and it is hereby declared that nothing set forth in this Supplemental Declaration of Covenants and Restrictions or nothing set forth in the original Deed of Declaration of Covenants and Restrictions shall be construed to prevent or prohibit the Developer or any other builder from building residences on any one (1) or more Lots for purposes of sale, or to prohibit or prevent the Developer from installing roads or other common amenities within the Subdivision.

The road maintenance fee may be increased at any time by a vote of the property owners, so long as such increase complies with the provisions of West Virginia Code Annotated, Section 36B-1-203(2).

It is expressly intended that this Subdivision be considered a limited expense liability planned community pursuant to Section 36B-1-203 of the West Virginia Code Annotated. The annual road maintenance fee may be increased by vote count that equals a majority of the number of votes within the Subdivision.

The above-designated easements, restrictions, covenants, conditions, rights, obligations, reservations, liens and assessments are for the purpose of protecting the values and amenities in Section One Phase One, and Section Two, Section Three and Section Four Phase 1, Wildflower Ridge, and shall run with the real property and be binding on all parties having any right, title, or interest in the above-described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each Owner thereof.

WITNESS the corporation signature and seal this 20th day of December 2000.

WILDFLOWER RIDGE, INC., a
Corporation

BY: [Signature]

ITS: Pres.

(CORPORATE SEAL)

STATE OF WEST VIRGINIA

COUNTY OF BERKELEY, to-wit:

I, Deborah S. Bolton, a notary public in and for said County and State, do hereby certify that William F. Robie Jr., who signed the writing above for WILDFLOWER RIDGE, INC., a corporation, as its President, bearing date this 20 day of December 2000 this day acknowledged the same before me in my said county to be the act and deed of said Corporation.

Given under my hand this 20 day of December 2000.

Deborah S. Bolton
Notary Public

[AFFIX NOTARIAL SEAL]

My Commission Expires: July 8, 2008

