

Prepared by: Steven W. Blaine, VSB #25857

Woods Rogers, PLC

123 East Main Street, 5<sup>th</sup> Floor

Charlottesville, VA 22902

This instrument was prepared as requested without benefit of a title examination

**ADDENDUM TO DECLARATION OF  
SPRING LAKES AT THE WOODLANDS  
PROTECTIVE COVENANTS AND RESTRICTONS**

**THIS ADDENDUM TO DECLARATION OF SPRING LAKES AT THE WOODLANDS PROTECTIVE COVENANTS AND RESTRICTIONS** ("Addendum") is made as of this 15<sup>th</sup> day of September, 2022, by **Spring Lakes at the Woodlands Property Owners Association, Inc.**, a Virginia Non-stock corporation (the "Association") and **Woodlands Associates, L.L.C.**, a Virginia limited liability company (the "Type B Member");

- - - W I T N E S S E T H - - -

That the Association, at a duly called special meeting of the Members of the Association, duly adopted the amendments to that certain Declaration of Covenants and Restrictions of Spring Lakes at The Woodlands, dated May 3, 2000, of record in the Clerk's Office as Instrument Number 000005245 (the "Declaration") set forth below. Notice of the proposed adoption of this Addendum having been given to each Member of the Association on July 27, 2022, at least thirty (30) days prior to the meeting held on August 31, 2022, (the "Meeting") at which this Addendum was adopted, the effective date of the amendments set forth below shall be September 15, 2022 [15 days from the Meeting date].

The number of votes of Members of the Association, by proxy or in person at the Meeting was 1,627. The number of votes required to constitute a quorum at such Meeting was 328. The number of votes necessary to adopt the amendments below was 1,090 [two thirds (2/3) of the votes cast at the Meeting]. The number of votes cast at the Meeting against the amendments was 32. The Type B Member, representing 1,467 votes, or at least two thirds (2/3) of the votes cast at the Meeting, executes this Addendum also to evidence it's approval of the terms set

forth herein, as the Type C Member.

Accordingly, the Declaration is hereby amended as follows:

Article VII, Covenants for Assessments shall be amended to add the following section:

"16. Initiation Assessment for New Members of the Association. In addition to the Regular Monthly Assessments, each Owner of a Family Dwelling Unit shall upon becoming a Member pay a one-time, initiation assessment ("Initiation Assessment"). The Initiation Assessment shall be paid at the time such Member purchases a Family Dwelling Unit. The Initiation Assessment shall be \$500 for each Family Dwelling Unit, plus \$1,000 for each Family Dwelling Unit located in a Courtyard Home Community, and plus \$1,500 for each Family Dwelling Unit located in a Townhouse or Duplex Community.

The Board of Directors is authorized to increase the amount of the Initiation Assessment; but it shall not increase such Initiation Assessment in excess of ten percent (10%) in any calendar year. "

All capitalized terms used in this Addendum shall be as defined in the Declaration.

WITNESS the following signatures and seals.

**Spring Lakes at the Woodlands Property  
Owners Association, Inc.**, a Virginia Non-stock corporation

By:  (SEAL)  
Andrew C. Palmer, President

STATE OF VIRGINIA  
AT LARGE:

The foregoing instrument was acknowledged before me in the City of Martinsville, Virginia, this 13 day of September, 2022, by Andrew C. Palmer as President of, and on behalf of the corporation.


  
Notary Public

Registration No. 7983553

My commission expires: 1/31/26



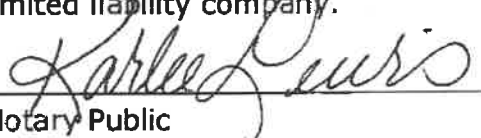
**Woodlands Associates, L.L.C.**

By: 

George M. Dickens, Jr., Manager

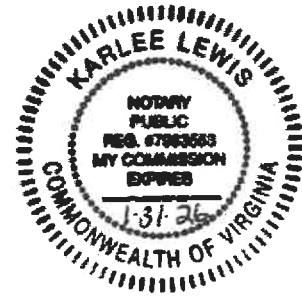
STATE OF VIRGINIA  
AT LARGE:

The foregoing instrument was acknowledged before me in the City of Martinsville, Virginia, this 19 day of September, 2022, by George M. Dickens, Jr. as Manager of Woodlands Associates, L.L.C, on behalf of the Virginia limited liability company.

  
Notary Public

Registration No. 7983553

My commission expires: 1/31/26



INSTRUMENT # 220009332  
E-RECORDED IN THE CLERK'S OFFICE OF  
AUGUSTA ON  
OCTOBER 19, 2022 AT 11:05AM

R STEVEN LANDES, CLERK  
RECORDED BY: LAE