

**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
OF
THE VILLAGE AT TINKER CREEK**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for THE VILLAGE AT TINKER CREEK Is made this 14th day of June, 2013, by Tinker Creek Developers, LLC, Declarant.

WITNESS

WHEREAS, The Declaration of Covenants, Conditions AND Restrictions for The Village at Tinker Creek ("Declaration") was recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, on September 9, 2002, as instrument #200217807, and has thereafter been amended by amendments thereto recorded in the aforesaid Clerk's office; and

WHEREAS, Tinker Creek Developers, LLC ("Declarant") is the developer and Declarant of the Village at Tinker Creek, and was assigned all rights as Declarant by the prior developer and Declarant, Star City Developers, Inc., by Assignment dated May 9, 2008, and recorded as Instrument #20080648; and

WHEREAS, the Declaration provides in Article VI, Section 3, that it may be amended by Declarant as long as it owns a lot within the subject property; and

WHEREAS, Declarant owns lots within the subject property and desires to amend the Declaration as set forth herein

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

Article II, Section 12(A) is hereby amended to read as follows:

Section 12.

(A) Yard, Private Road, and Retaining Wall Maintenance. The Association shall maintain all common areas including the grass between the roads and sidewalks and grass in public street right of way and grass around each individual home except any grass within a fenced area on any Lot. The Association shall also maintain as necessary all private streets, roadways, parking areas, including the asphalt, curbing, and gravel. The Association shall also maintain as necessary all retaining walls found within The Village at Tinker Creek when said walls continuously cross the property line of more than one (1) individual property owner's lot. Small retaining walls which exist solely on one (1) property shall be the responsibility of the owner of that property. Snow and ice accumulation equaling or greater than two inches shall be removed from all private streets, roadways, and public parking areas and walkways, excluding private driveways and sidewalks. Each Owner of a Lot within the Properties shall keep all shrubs, trees, and plantings of every kind on his property including set back areas, neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly material.

The remaining provisions of the Declaration shall remain in full force and effect and shall control the development, use, and occupancy of the aforesaid Lots.

WITNESS the following signatures and seals as of the day and year first hereinabove written.

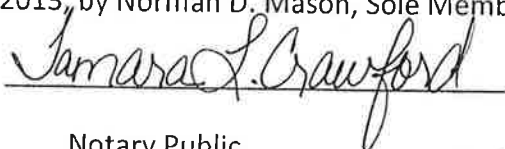
TINKER CREEK DEVELOPERS, LLC

By: 

Sole Member

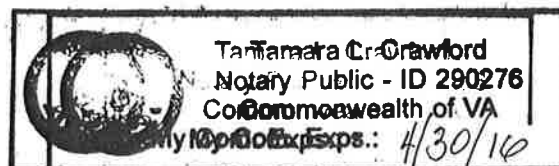
COMMONWEALTH OF VIRGINIA: COUNTY OF ROANOKE:

The foregoing instrument was acknowledged before me this 14th day of June, 2013, by Norman D. Mason, Sole Member, on behalf of Tinker Creek Developers, LLC.



Notary Public

My Commission expires: 4/30/16



ATTACHMENT TO
AN AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE VILLAGHE AT TINKER CREEK
DATED THE 14TH DAY OF JUNE, 2013

The tax map reference numbers herein attached apply to the amendment made this 14th day of June, 2013.

027.20-01-39.15-0000	027.20-03-30.00.0000	027.20-03-66.00.0000
027.20-01-39.16-0000	027.20-03-31.00.0000	027.20-03-80.00.0000
027.20-01-39.17-0000	027.20-03-32.00.0000	027.20-03-81.00.0000
027.20-05-06.00-0000	027.20-03-33.00.0000	027.20-03-82.00.0000
027.20-05-07.00-0000	027.20-03-34.00.0000	027.20-03-83.00.0000
027.20-05-08.00-0000	027.20-03-36.00.0000	
027.20-03-22.00.0000	027.20-03-37.00.0000	
027.20-03-23.00.0000	027.20-03-51.00.0000	
027.20-03-24.00.0000	027.20-03-52.00.0000	
027.20-03-25.00.0000	027.20-03-53.00.0000	
027.20-03-26.00.0000	027.20-03.54.00.0000	
027.20-03-27.00.0000	027.20-03.55.00.0000	
027.20-03-28.00.0000	027.20-03.56.00.0000	
027.20-03-29.00.0000	027.20-03-65.00.0000	