VIRGINIA LAND RECORD COVER SHEET FORM A – COVER SHEET CONTENT

		INSTRUMENT 202409809
Instrument Date:	12/11/2024	RECORDED IN THE CLERK'S OFFICE OF
Instrument Type:	AMEND	ROANOKE COUNTY CIRCUIT COURT ON
Number of Parcels:	Number of Pages:	3 DECEMBER 12, 2024 AT 09:46 AM
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TAX EXEMPT?	VIRGINA/FEDERAL LAW	V
[] Grantor:		
[] Grantee:		,
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Existing Debt:	\$0.00	and the state of t
Actual Value/Assumed:	######################################	acaratara da la caratara da la cara
PRIOR INSTRUMENT	18028061806180018001800180018001800180018001	(Area Above Reserved For Deed Stamp Only)
Original Principal:	\$0.00	(Area Above Reserved For Deed Stamp Only)
Fair Market Value I	ncrease: \$0.00	त्रायाचायायप्रस् षेत्रभ
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[] Grantor: 1 [×] grantee:	VILLAGE AT TINKER CRE	EK HOMEOWNERS ASSOCIATION, INC,
Address: City:	nker Creek Homeowners A	State: Zip Code:
Book Number:	Page Number:	Instrument Number:
	mber/Tax Map Number: 027.20-	.01-28.00-0000
Short Property Descripti	on: 027.20-01-28.00-0000	
Current Property Addres	SS:	
City: Roanoke		State: VA Zip Code: 24082
Instrument Prepared By	Stephen H. Moriarty	Village at Tinker Creek Recording Paid By: Homeowners Association, Inc,
Recording Returned To:	Stephen H. Moriarty	
Address: 320	1 Jermantown Rd. Ste. 600	
City: Fairfax		State: VA Zip Code: 22030

FORM CC-1570 Rev:7/15

Page 1 of 47

Cover Sheet A

Instrument Date:	12/11/2024					
Instrument Type:	AMEND					
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VIRGINIA LAND RECORD COVER SHEET

FORM C - ADDITIONAL PARCELS

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AMENDMENT TO THE DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

OF

THE VILLAGE AT TINKER CREEK HOMEOWNERS ASSOCIATION, INC.

2024

The Declaration of Covenants, Conditions and Restrictions of The Village at Tinker Creek Homeowners Association, Inc., recorded in the land records of the Circuit Court of the County of Roanoke, Virginia, originally recorded on September 9, 2002, as Instrument No. 200217807, and amended successively afterward, is hereby amended in the following manner.

Article II, Permitted Uses and Restrictions

<u>Section 1, Uses</u>. *The following is added to this provision:*

C. No homeowner shall lease his home or lot for a period of less than twelve (12) months. All leases shall consist of a written contract between an Association member and the tenant(s), and a copy shall be filed with the Association's managing agent prior to the beginning of the lease period. The homeowner shall be responsible for any violations of the Association's Covenants, Restrictions and Bylaws, and the Board of Directors may impose penalties against any member whose tenants commit violations.

Section 3, Animals. The following is added to this provision:

Dog houses are not permitted on the Property. All dogs being walked within the Association community shall be leashed.

Section 8, Trailers and Motor Vehicles. The following is added to this provision:

Restrictions are imposed only on the Association's roadways not within the jurisdiction of the Virginia Department of Transportation. Subject to the prior written approval of the Board of Directors, Recreational Vehicles may be stored at the clubhouse gravel parking lot but for no longer than forty-eight (48) hours.

Section 9, Parking. The following is added to this provision:

For safety purposes no parked vehicles may obstruct the streets and cul-de-sacs in the community.

Section 12(B). This section is amended as follows:

Landscaping. Each Owner will be responsible for the completion of landscaping on the Lot. A landscaping plan shall be submitted to the *Landscaping* Committee for review and approval. All landscaping shall be installed in accordance with the Committee's approval within sixty (60) days from completion of any construction on the Owner's Lot. The scope of the referenced improvements will include, but not be limited to, fine grading and seeding of yards and the professional placement of shrubbery and trees.

Section 15, Trash Containers and Collection. The following is added to this provision:

All trash containers stored outside the garage shall be kept behind an enclosure that has been approved by the Architectural Committee prior to its installation. Trash containers must be removed from the street no later than eight o'clock in the morning following trash pick-up day.

Section 21, Signs. Subsection (4) is deleted.

Section 22. The following is added to this provision:

The Declarant's exemption from assessment obligation shall terminate upon the sale of its last lot.

The following section is added to this Article:

Section 23, Declarant Rights. All Declarant rights shall survive and not terminate unless or until the Declarant has conveyed all lots.

Article IV, Architectural Control Committee

Section 1, Organization and Membership, Subsection (1), Committee Composition. The following is added to this provision:

Members of the Committee shall be residents within the Association.

Section 1, Subsection (2), Appointment and Removal. This provision is removed and replaced by:

The right to appoint and remove any member of the Architectural Committee is reserved to the Board of Directors.

<u>Section 1</u>, Subsections (4), <u>Vacancies</u>, and (5), <u>Completion of Project</u>, are deleted.

CERTIFICATION

I HEREBY CERTIFY that the requisite number of members approved and ratified the foregoing Amendment to the Declaration. Pursuant to Article VI, Section 3 of the Declaration the Declarant is authorized to amend the Declaration unilaterally so long as it owns any Lot within the community. Tinker Creek Developers, LLC, the Declarant remains the owner of multiple lots within the Association.

Norman D. Mason

Tinker Creek Developers, LLC President, Village at Tinker Creek Homeowners Association, Inc.

COMMONWEALTH OF VIRGINIA COUNTY/CITY OF ROANOKE

To-wit:

I hereby certify that Norman D. Mason appeared before me this day of December, 2024, identified himself as the President of The Village at Tinker Creek Homeowners Association, Inc., and signed the foregoing Amendment

Notary Public

My Commission expires: $\frac{1}{2}$

May 31, 2026

Virginia Darlene Chapman Shelton
Notary Public - Reg. # 166220
Commonwealth of Virginia
My Commission Expires May 31, 2026

Prepared by and to be returned to: Stephen H. Moriarty 3201 Jermantown Road Fairfax, Virginia 22030

Tax Map Nos.: 027.20-01-28.00-000; 027.20-01-39.02-0000; 027.20-01-39.06-0000; 027.20-01-39.15-0000 through 027.20-01-39.19-0000; 027.20-03-22.00-0000 through 027.20-03-37.00-0000; 027.20-03-51.00-0000 through 027.20-03-56.00-0000; 027.20-03-65.00-0000 through 027.20-03-89.01-0000; 027.20-03-98.00-0000; 027.20-03-99.00-0000; 027.20-04-01.00-0000 through 027.20-04-20.00-0000; 027.20-05-01.00-0000 through 027.20-05-32.00-0000; 027.20-07-02.00-0000 through 027.20-07-10.00-0000; 027.20-08-02.00-0000 through 027.20-08-08.00-0000; 027.20-09-01.00-0000 through 027.20-09-04.00-0000; 027.20-10-01.00-0000 through 027.20-10-20.00-0000.