

THIS IS A FIRST AMENDMENT DATED MAY 19th, 2004, made by CHESTER VILLAGE, LLC, a Virginia limited liability company, (Declarant) To A Declaration Of Covenants, Easements And Restrictions For The Chester Village Residential Neighborhood (the “Covenants”), dated October 15th, 2003 and recorded in the Clerk’s office of the Circuit Court of Chesterfield County, Virginia in Deed Book 5433, page 857.

WHEREAS, Article IV, Section 4.7 of the aforesaid “Covenants” provides that the regular assessment provided for therein shall commence as to each lot on the day of the conveyance of the Lot to an Owner other than Declarant, and that the first regular assessment on a lot shall be prorated according to the number of days remaining in the month in which the conveyance occurs; and

WHEREAS, Article VII, Section 7.4 of said Covenants provides that said covenants may be amended by The Declarant without the consent of any other owners for so long as Declarant’s Class B membership continues; and

WHEREAS, the Declarant is still a Class B Member as defined in said Declaration, and desires to amend said Article IV, Section 4.7 of said original declaration pursuant to the authority reserved to Declarant in Article VII, Section 7.4 therein.

NOW, THEREFORE WITNESSETH: that for and in consideration of the premises and the covenants contained herein, and pursuant to Article VII, Section 7.4 of the Declaration Of Covenants, Easements And Restrictions For The Chester Village Residential Neighborhood (the “Covenants”), dated October 15th, 2003 and recorded in the Clerk’s office of the Circuit Court of Chesterfield County, Virginia in Deed Book 5433, page 857, the undersigned Declarant does hereby amend Article IV. Section 4.7 of the aforesaid Covenants to read as follows:

ARTICLE IV
ASSESSMENTS

Section 4.7. Date of Commencement of Regular Assessment: Subject to section 4.11 the regular assessment provided for herein shall commence as to each Lot five (5) months from the date or the first conveyance of said lot to an Owner other than the Declarant.

WITNESS the following signature and seals:

CHESTER VILLAGE, LLC, a Virginia limited liability company.

By: _____ (SEAL)

George P. Emerson, Jr., Manager

By: _____ (SEAL)

Philip R. Roper, III, Manager

STATE OF VIRGINIA

COUNTY OF CHESTERFIELD. to-wit:

The foregoing was acknowledged before me this ____ day of May 2004, by George P. Emerson, Jr., as Manager of Chester Village, LLC, a Virginia limited liability company, on behalf of said company.

My commission expires: _____

Notary Public

STATE OF VIRGINIA

COUNTY OF CHESTERFIELD. to-wit:

The foregoing was acknowledged before me this ____ day of May 2004, by Phillip R. Roper, III, as Manager of Chester Village, LLC, a Virginia limited liability company, on behalf of said company.

My commission expires: _____

Notary Public

