

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 5/23/2022

Instrument Type: AMEND

Number of Parcels: 1 Number of Pages: 2

City County MONTGOMERY COUNTY COURT
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

Grantor:

Grantee:

Business/Name

1 Grantor: HS TEJAS LTD

Grantor:

1 Grantee: HS TEJAS LTD

Grantee:

Grantee Address

Name: HS TEJAS LTD

Address: P. O. BOX 1380

City: SANTA ROSA State: FL Zip Code: 32459

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: City County MONTGOMERY Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number: 09004349

Parcel Identification Number/Tax Map Number: 160248

Short Property Description: LOT 10 HS TEJAS LTD SUBDIVISION
20.02 ACRES

Current Property Address: 3261 REESE MTN RD

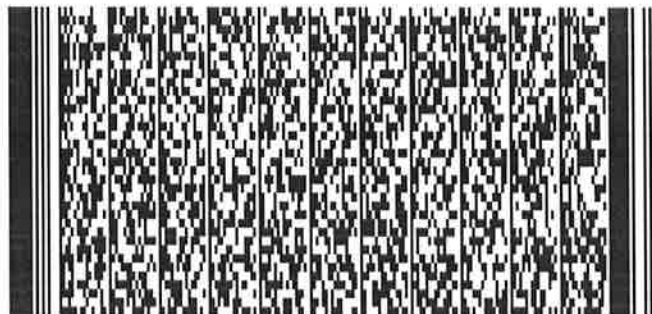
City: ELLISTON State: VA Zip Code: 24087

Instrument Prepared By: SCOTT COVELL Recording Paid By: MARTIN HOPKINS & LEMON

Recording Returned To: SCOTT COVELL, GENERAL COUNSEL

Address: CONTINENTAL PACIFIC, LLC, P.O. BOX 1350

City: SANTA ROSA State: FL Zip Code: 32459



RECORDED IN
MONTGOMERY COUNTY, VA
ERICA W. CONNER
CLERK OF CIRCUIT COURT
FILED Jun 22, 2022
AT 12:27 pm
INSTR # 2022004990

JLB

(Area Above Reserved For Deed Stamp Only)

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF HS TEJAS, LTD. SUBDIVISION ALONG REESE MOUNTAIN
ROAD**

WHEREAS, HS Tejas, Ltd., a Texas limited liability (the "Declarant"), executed and recorded that certain Declaration of Covenants, Conditions and Restrictions of HS Tejas, Ltd. Subdivision Along Reese Mountain Road on March 26, 2009 (the "Declaration") affecting that certain real property in Montgomery County, Virginia identified as a portion of Tax Parcel 33-(A)-6, as shown on plat dated March 5, 2009, by Gay and Neel, Inc., designated as Job No. 1703.1, which plat was recorded in the Montgomery County Circuit Court Clerk's Office as Plat Instrument Number 2009004348 on the 5th day of May, 2009 (the "Plat").

WHEREAS, the Plat created ten (10) lots numbered 1 through 10, inclusive (collectively, the "Lots").

WHEREAS, the Declaration was recorded in the Montgomery County Circuit Court Clerk's Office on May 5, 2009 as Instrument Number 2009004349.

WHEREAS, Paragraph 14 of the Declaration provides, in part, that the Declaration may be amended "by written agreement signed by two-thirds of the then Owners of the Lots".

WHEREAS, the Declarant, as the owner of Lots 2 through 10, inclusive, representing more than two-thirds of the Lots, wishes to amend the Declaration to remove Lot 10 from the covenants, conditions and restrictions outlined in the Declaration.

NOW, THEREFORE, the Declarant executes this Amendment to amend the Declaration as follows:

1. The Declaration is hereby amended to remove Lot 10 from the real property subject to the Declaration, leaving only Lots 1 through 9, inclusive, being subject to the Declaration.
2. With the sole exception of the amendment outlined in Paragraph 1 above, the Declaration remains unchanged.

IN WITNESS WHEREOF, the undersigned executed this Amendment to Declaration of Covenants, Conditions and Restrictions of HS Tejas, Ltd. Subdivision Along Reese Mountain Road on this 23 day of May, 2022.

DECLARANT:

HS TEJAS, LTD.

By: Pacific Continental Land Company,
LLC, a Texas limited liability company

Its: General Partner




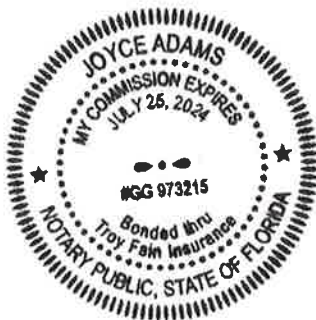
J. Barron Strother, Manager

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me via physical presence or online notarization this 23 day of May, 2022, by J. Barron Strother () who is personally known to me or () produced _____ as identification.

[Seal]


Notary Signature JOYCE ADAMS
My commission expires 7/25/2024



INSTRUMENT # 2022004980
RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE
Jun 22, 2022 AT 12:27 pm
ERICA W. CONNER, CLERK by JLB



Clerk's Office
Montgomery County Circuit Court

Erica W. Conner, Clerk

55 East Main Street, Suite 1
Christiansburg, VA 24073
Phone (540) 382-5760

Receipt For : MARTIN HOPKINS & LEMON
Cashier : JLB

Instrument Type : AMEND
Instrument # : 2022004990
Pages : 3
1st Grantor : HS TEJAS LTD
1st Grantee : HS TEJAS LTD
Description: 2009004349
Consideration: 0.00
Value: 0.00

Receipt # : 2022-044349
Date : 06/22/2022 12:27pm
Document : 1 of 2
Grantor Ex : N
Grantee Ex : N
Pct : 100.00000000%
1st City: Y

Item #	Description	Qty	Unit Cost	Extended
035	VOF	1	3.00	3.00
301	Clerk Fee	1	14.50	14.50
145	VSLA	1	3.50	3.50
106	TTF	1	5.00	5.00
423	Clerk Fee E-Recording	1	5.00	5.00
Document 1				31.00