

SOUTH POTOMAC VALLEY
DEDICATION OF PLAT AND
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS

AMENDMENT

WHEREAS, the South Potomac Valley Property Owners Association, Inc. held its annual meeting on October 8th, 2016, and proper notice was given. The Board of Directors recommended amending the South Potomac Valley Declaration of Protective Covenants, Conditions and Restrictions dated May 17th, 1985, and that each lot in the subdivision is subject to said covenants, conditions and restrictions that are of record in the Hampshire County Clerk's Office in Deed Book 277, at Page 66.

WHEREAS, said Protective Covenants, Conditions and Restrictions may be amended with proper notice given and a vote of two-thirds (2/3) of its members in person or by proxy.

WHEREAS, the Board of Directors recommended Article III, Paragraph 1 be amended to provide as follows:

Beginning on January 1, 2018, each lot owner owes an annual lot owner fee of \$117.00; however, if the lot owner owns additional lots that adjoin the first lot, each additional lot will owe \$25.00 per lot so long as the lots are all in the same lot owners name. If lots are not adjoining or titled differently, the fee is \$117.00. However, the lot fees are subject to reasonable cost of living increases from time to time recommended by the Board of Directors and approved by the membership at the annual meeting.

At the annual meeting, at least two-thirds (2/3) of the membership appearing in person or by proxy, approved this amendment. Therefore, said Protective Covenants, Conditions and Restrictions are now amended to set forth the change set forth herein. In all other respects, the said Protective Covenants, Conditions and Restrictions remain in full force and effect, except as otherwise amended.

Witness the following signatures and seals this the 16 day of February, 2017.

South Potomac Valley Property Owners Association, Inc.

By: John P. Masanick
Its President

ATTEST: Thomas J. Masanick
Secretary

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, to-wit:

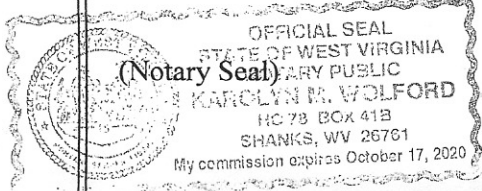
.. W. D. Davenport

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, to-wit:

On the 16 day of February, 2017, before me personally appeared John P. Mearick
Thomas J. Mearick, President of the South Potomac Valley Property Owners Association,
Inc., personally known to me, or proved to me on the basis of satisfactory evidence and
acknowledged to me to be the person whose name is subscribed to the within instrument, and
acknowledged to me that they executed the same as their voluntary act and deed.

My commission expires October 17, 2020



Karolyn M. Wolford
NOTARY PUBLIC

This Instrument was prepared by:

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