

Patty C. Madison, Louisa Clerk of Courts
Patty C. Madison Clerk of Court
100 W Main St
Louisa, VA 23093
Phone Number: (540)967-5312

Official Receipt: 2022-00006701
Printed on 10/17/2022 at 11:45:35 AM
By: 48 on COT13-10

Attn: 1800 M STREET NW
WHITEFORD TAYLOR & PRESTON LLP
Date Recorded: 10/17/2022

Instrument ID	Recorded Time	Amount
Bk 1869 Pg 813	11:33:48 AM	\$40.00

AMEND- AMENDMENT (DEEDS)
GRANTOR: JERDONE ISLAND ASSOCIATION
INC EX: N
GRANTEE: JERDONE ISLAND ASSOCIATION
INC EX: N

Address1:
Address2:
City/State/Zip: VA
LOUISA CD LOTS 1-36 SECTION A LOTS...

Consideration:
Assumption:

Locality: CD Percent: 100.00%

Pages: 16 Names:

Accounts Amount

301- DEEDS \$28.50

145- VSLF \$3.50

106- TECHNOLOGY TRUST FUND FEE \$5.00

035 - OPEN SPACE PRESERVATION \$3.00

Itemized Check Listing

Check # 167269 \$40.00

Total Due: \$40.00

Paid By Check: \$40.00

Change Tendered: \$0.00

WWW.COURTS.STATE.VA.US/COURTS/CIRCUIT/LOUI

SA

10

VIRGINIA LAND RECORD COVER SHEET

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

FORM A – COVER SHEET CONTENT

Instrument Date: 10/13/2022

Instrument Type: AMEND

Number of Parcels: 0 Number of Pages: 9

[] City [X] County LOUISA COUNTY
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: JERDONE ISLAND ASSOCIATION, INC., JERDONE ISLAND ASSOCIATION, INC

Grantor:

1 Grantee: JERDONE ISLAND ASSOCIATION, INC, JERDONE ISLAND ASSOCIATION, INC.

Grantee:

Grantee Address

Name: JERDONE ISLAND ASSOCIATION, INC. JERDONE ISLAND ASSOCIATION, INC

Address:

City: State: VA Zip Code:

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 Percentage In This Jurisdiction:

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number:

Short Property Description:

Current Property Address:

City: State: Zip Code:

Instrument Prepared By: WHITEFORD TAYLOR & PRESTON LLLP Recording Paid By: WHITEFORD TAYLOR & PRESTON LLP

Recording Returned To: WHITEFORD TAYLOR & PRESTON (ATTENTION: VANESSA EUGENE)

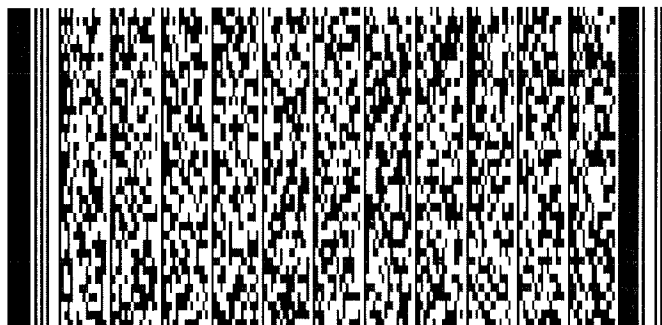
Address: 1800 M STREET NW, SUITE 450N

City: WASHINGTON State: DC Zip Code: 20036



Doc ID: 004070130010 Type: AMEND
Recorded: 10/19/2022 at 02:07:07 PM
Receipt#: 2022-00006774
Fee Amt: \$26.00 Page 1 of 10
Instr# 202200010503
Patty C. Madison, Louisa Clerk of Co
Patty C. Madison Clerk of Court
File#

BK 1870 PG 357-366



And Return to: Whiteford, Taylor & Preston L.L.P.
3190 Fairview Park Drive, Suite 800
Falls Church, Virginia 22042

Louisa County Tax ID. 46-1-1 to 46B-1-39; Tax ID. 46B-1-A; 46B-1-B; and, 46B-1-C
Tax ID. 46B-2-1 to 46B-2-30; Tax ID. 46B-2-35 to 38; Tax ID. 46B-2-43 to 46B-2-48
Tax ID. 46B-2-A & 46B-2-B; Tax ID. 46H-1-52 to 46H-1-87; and Tax ID. 46B-3-88 and 46B-3-89

CORRECTIVE AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF JERDONE ISLAND

This Corrective Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Jerdone Island (this “Corrective Amendment”) is made this 13th day of October, 2022 by the Jerdone Island Association, Inc. (“Association”) Board of Directors.

WITNESSETH

WHEREAS, a Declaration of Covenants, Conditions and Restrictions (Section A) was recorded in the land records with the Clerk’s Office of the Circuit Court of Louisa County, Virginia (“Land Records”) in Deed Book 185 Page 101 of (“Original Declaration”); an Amendment to Declaration of Covenants, Conditions and Restrictions (Section A) was recorded among the Land Records in Deed Book 215, Page 529; Declaration of Covenants, Conditions and Restrictions (Section C) was recorded among the Land Records in Deed Book 369, Page 10; a Declaration of Covenants, Conditions and Restrictions (Section D) was recorded among the Land Records in Deed Book 428, Page 629 - July 1992; a Declaration of Covenants, Conditions and Restrictions and Amendments Thereto (Sections A and B), was recorded among the Land Records in DB 456, Page 175 - Dec. 2, 1993; a Declaration of Covenants, Conditions and Restrictions and Amendments Thereto (Section A), was recorded among the Land Records in Deed Book 470, Page 808 – July 13, 1994; a Declaration of Covenants, Conditions and Restrictions and Amendments Thereto (Section C), was recorded among the Land Records in Deed Book 470, Page 809 – July 13, 1994; a Declaration of Covenants, Conditions and Restrictions (Section B) was recorded among the Land Records in Deed Book 494 ,Page 134 - August 18, 1995; a Declaration of Covenants, Conditions and Restrictions and Amendments Thereto (Sections A and B) was recorded in Deed Book 582, Page 046 – September 14, 1998; a Declaration of Covenants, Conditions and Restrictions and Amendments Thereto (Sections A, B and C) were recorded among the Land Records in Deed Book 639, Page 145 – May 15, 2000 (collectively the “Declarations”); and an Amended and Consolidated CC&R Sections A, B, C, and D recorded in Deed Book 1292, Page 0011 - September 5, 2012) (collectively “the Jerdone Island Declarations”); and,

WHEREAS, the requisite majority of Members of the Jerdone Island Association, Inc. approved and ratified a certain Amended and Restated Declaration of Covenants, Conditions and Restrictions of Jerdone Island, which was recorded among the Land Records on this 29th day of September, 2022 in Deed Book 1867 at Page 387; and,

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Jerdone Island contains certain inconsistencies, errors, and ambiguities; and,

WHEREAS, pursuant to Section 55.1-1830F of the Property Owners' Association Act ("POAA") that the principal officer of the association may also unilaterally execute and record such a corrective amendment or supplement to correct a mathematical mistake, an inconsistency, or a scrivener's error or clarify an ambiguity in the declaration with respect to an objectively verifiable fact upon a vote of two-thirds of the members of the board of directors; and,

WHEREAS, the Association, acting through its Board of Directors, desires to record this Corrective Amendment to correct inconsistencies and errors, and clarify ambiguities in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Jerdone Island.

NOW THEREFORE, in accordance with Section 55.1-1830F of the POAA, the Association, acting through its Board of Directors does hereby amend the Amended and Restated Declaration Covenants, Conditions and Restrictions of Jerdone Island as hereafter set forth herein.

1. The Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Jerdone Island, is hereby rescinded in its entirety and following the Corrected Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Jerdone Island is substituted its place, which is appended hereto and incorporated by reference as if fully set forth herein at **Exhibit A**.

This Corrective Amendment shall become effective on the date it is recorded among the land records, Clerk's Office of the Circuit Court for the County of Louisa, Virginia.

(Signatures Start on Next Page)

Witness the following signatures and sealed this 22nd day of September, 2022.

**JERDONE ISLAND
ASSOCIATION, INC.**

Cindy Morrell

Name: Cindy Morrell,
Title: President

COMMONWEALTH OF VIRGINIA)
)
COUNTY OF Fairfax)

to wit:

I, the undersigned, a Notary Public in and for the Commonwealth of Virginia do hereby certify that Cindy Morrell, President of the Board of Directors of the JERDONE ISLAND ASSOCIATION, INC. whose name is signed hereinabove, acknowledged the same before me in the aforesaid jurisdiction.

Given under my hand and seal this 22nd day of September, 2022.

Shonta Denise Johnson
Notary Public

My Commission expires: 8/31/2024
Notary Registration number: 7861193



(Signatures Continue on Next Page)

JERDONE ISLAND
ASSOCIATION, INC.

Michelle Quamme
Name: Michelle Quamme,
Title: Secretary

COMMONWEALTH OF VIRGINIA)
)
COUNTY OF Fairfax)

to wit:

I, the undersigned, a Notary Public in and for the Commonwealth of Virginia do hereby certify that Michelle Quamme, Secretary of the Board of Directors of the JERDONE ISLAND ASSOCIATION, INC. whose name is signed hereinabove, acknowledged the same before me in the aforesaid jurisdiction.

Given under my hand and seal this 26th day of September, 2022.

Shonta Denise Johnson
Notary Public

My Commission expires: 8/31/2024
Notary Registration number: 7861193



EXHIBIT A

**Corrected Amended and Restated Declaration of Covenants, Conditions, and Restrictions
of Jerdone Island**

**FOR SCANNING
PURPOSES ONLY**

Jerdone Island Association, Inc.

JERDONE ISLAND ASSOCIATION, INC

LEGAL DESCRIPTION

PLAT A

Section A Lots 1 through 38 inclusive, Jerdone Island, Louisa County, Virginia, as shown on the plat by Hart & Bell, Certified Land Surveyors, recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Subdivision Plat Book 6, page 137 ("Plat A");

Jerdone Island Association, Inc.

JERDONE ISLAND ASSOCIATION, INC

LEGAL DESCRIPTION

PLAT B

Section B Lots 1 through 8 inclusive, 10 through 30 inclusive, 35 through 38 inclusive, 43 through 48 inclusive, Jerdone Island, Louisa County, Virginia, as shown on the plat by Hart & Bell, Certified Land Surveyors, recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Subdivision Plat Book 7, page 74 and 75 ("Plat B");

Jerdone Island Association, Inc.

JERDONE ISLAND ASSOCIATION, INC

LEGAL DESCRIPTION

PLAT C

Section C Lots 52 through 87 inclusive, Jerdone Island, Louisa County, Virginia, as shown on the plat by Hart & Bell, Certified Land Surveyors, recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Subdivision Plat Book 8, pages 314 and 315 ("Plat C");

Jerdone Island Association, Inc.

JERDONE ISLAND ASSOCIATION, INC

LEGAL DESCRIPTION

PLAT D

Section D Lots 88 and 89 inclusive Jerdone Island, Louisa County, Virginia, as shown on the plat by Hart & Bell, Certified Land Surveyors, recorded in the Clerk's Office of the Circuit court of Louisa County, Virginia, in Subdivision Plat Book 8, page 576 ("Plat D"):

Jerdone Island Association, Inc.

RECORDED IN CLERK'S OFFICE OF
LOUISA COUNTY CLERK OF COURTS ON
OCTOBER 19, 2022 at 2:07:07 PM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
PATTY C. MADISON, LOUISA CLERK OF COURT
PATTY C. MADISON CLERK OF COURT

Kestly Couch