

# VIRGINIA LAND RECORD COVER SHEET

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

## FORM A – COVER SHEET CONTENT

Instrument Date: 12/4/2025

Instrument Type: AMEND

Number of Parcels: 8 Number of Pages: 4

[ ] City [X] County LOUISA COUNTY  
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[ ] Grantor:

[ ] Grantee:

Business/Name

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

Grantee Address

Name: JERDONE ISLAND ASSOCIATION, INC.

Address: 3190 FAIRVIEW PARK DRIVE, SUITE 800

City: FALLS CHURCH State: VA Zip Code: 22042

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.: 185 Original Page No.: 101 Original Instrument No.:

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

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 46-1-1 TO 46B-1-39

Short Property Description:

Current Property Address:

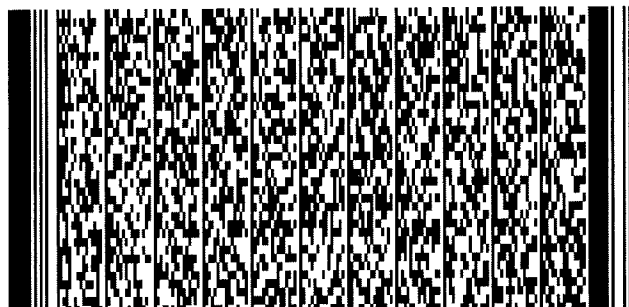
City: BUMPASS State: VA Zip Code: 23024

Instrument Prepared By: WHITEFORD, TAYLOR, & PRESTON Recording Paid By: WHITEFORD, TAYLOR, & PRESTON

Recording Returned To: WHITEFORD, TAYLOR, & PRESTON

Address: 3190 FAIRVIEW PARK DRIVE, SUITE 800

City: FALLS CHURCH State: VA Zip Code: 22042



Doc ID: 004493020009 Type: AMEND  
Recorded: 07/21/2026 at 09:57:40 AM  
Receipt#: 2026-00004213  
Fee Amt: \$29.00 Page 1 of 9  
Instr# 202600006704  
Patty C. Madison, Louisa Clerk of (C  
Patty C. Madison Clerk of Court  
File#

BK 2100 PG 553-561

(Area Above Reserved For Deed Stamp Only)

# VIRGINIA LAND RECORD COVER SHEET

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

## FORM C – ADDITIONAL PARCELS

Instrument Date: 12/4/2025

Instrument Type: AMEND

Number of Parcels: 8 Number of Pages: 4

[ ] City [X] County LOUISA COUNTY  
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[ ] City [ ] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 46B-1 -A; 6B- -B; 46B-1-C

Short Property Description:

Current Property Address:

City: BUMPASS State: VA Zip Code: 23024

Prior Recording At:

[ ] City [ ] County

Percentage In This Jurisdiction: 100%

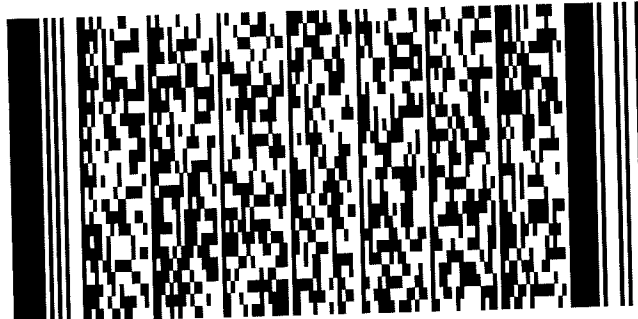
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 46B-2-1 TO 46B-2-30

Short Property Description:

Current Property Address:

City: BUMPASS State: VA Zip Code: 23024



# VIRGINIA LAND RECORD COVER SHEET

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

## FORM C – ADDITIONAL PARCELS

Instrument Date: 12/4/2025

Instrument Type: AMEND

Number of Parcels: 8 Number of Pages: 4

[ ] City [X] County LOUISA COUNTY  
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[ ] City [ ] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 46B-2-35 TO 38

Short Property Description:

Current Property Address:

City: BUMPASS State: VA Zip Code: 23024

Prior Recording At:

[ ] City [ ] County Percentage In This Jurisdiction: 100%

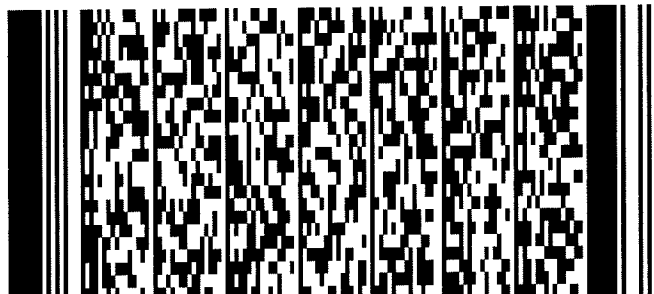
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 46B-2-43 TO 46B-2-48

Short Property Description:

Current Property Address:

City: BUMPASS State: VA Zip Code: 23024



# VIRGINIA LAND RECORD COVER SHEET

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

## FORM C – ADDITIONAL PARCELS

Instrument Date: 12/4/2025

Instrument Type: AMEND

Number of Parcels: 8 Number of Pages: 4

[ ] City [X] County LOUISA COUNTY  
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[ ] City [ ] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 46B-2-A & 46B-1-B

Short Property Description:

Current Property Address:

City: BUMPASS State: VA Zip Code: 23024

Prior Recording At:

[ ] City [ ] County

Percentage In This Jurisdiction: 100%

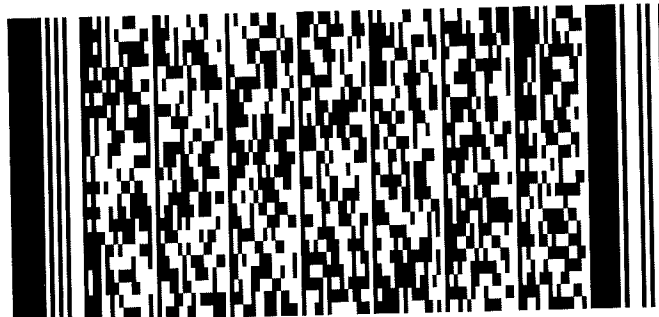
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 46H-1-52 TO 461-1-1-87

Short Property Description:

Current Property Address:

City: BUMPASS State: VA Zip Code: 23024



# VIRGINIA LAND RECORD COVER SHEET

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

## FORM C – ADDITIONAL PARCELS

Instrument Date: 12/4/2025

Instrument Type: AMEND

Number of Parcels: 8 Number of Pages: 4

[ ] City [X] County LOUISA COUNTY  
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[ ] City [ ] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 46B-3-88 & 46B-3-89

Short Property Description:

Current Property Address:

City: BUMPASS State: VA Zip Code: 23024

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:



And Return to:

Whiteford, Taylor & Preston L.L.P.  
1880 M Street, Suite 450N  
Washington, DC 20036

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. 46B-1-52 to 46B-1-1-87; and Tax ID. 46B-3-88; and 46B-3-89

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

This Corrective Amendment to the Corrected Amended and Restated Declaration of Covenants, Conditions and Restrictions of Jerdone Island (this "Corrective Amendment") is made this 4th day of December 2025, by the Board of Directors of the Jerdone Island Association, Inc. ("Association").

**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; a 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 Deed Book 456, Page 175; a Declaration of Covenants, Conditions and Restrictions and Amendments Thereto (Section A) was recorded among the Land Records in Deed Book 470, Page 808; a Declaration of Covenants, Conditions and Restrictions and Amendments Thereto (Section C) was recorded among the Land Records in Deed Book 470, Page 809; a Declaration of Covenants, Conditions and Restrictions (Section B) was recorded among the Land Records in Deed Book 494, Page 134; a Declaration of Covenants, Conditions and Restrictions and Amendments Thereto (Sections A and B) was recorded in Deed Book 582, Page 046; a Declaration of Covenants, Conditions; Restrictions and Amendments Thereto (Sections A, B and C) were recorded among the Land Records in Deed Book 639; an Amended and Consolidated CC&R Sections A, B, C, and D were recorded among the Land Records in Deed Book 1292, Page 0011; an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jerdone Island was recorded among the Land Records in Deed Book 1867 at Page 387; and a Corrected Amended and Restated Declaration Of Covenants Conditions and Restrictions for Jerdone Island was recorded among the Land Records in Deed Book 1869 at page 813 (collectively "the Jerdone Island Declarations" or "Declaration"); 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**, there is a scrivener error in Article I, Section 7 relating to the statutory cites; and

**WHEREAS**, the Association, acting through its Board of Directors, desires to record this Corrective Amendment to correct inconsistencies and errors and to 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 of Covenants, Conditions and Restrictions of Jerdone Island as hereafter set forth herein.

**Article I, Section 7 of the Declaration is hereby rescinded in its entirety and the following is substituted in its place:**

1. SECTION 7: No mobile home or recreational vehicle, to include travel trailer, camper unit, tent, or other temporary living quarters (as defined by Virginia Code Ann. §§ 35.1-1, 46.2-100 and 46.2-1500, as amended)(1950)), shall be placed, maintained, or occupied on any Lot. However, storage of one (1) recreational vehicle on the premises will be permitted after a dwelling house has been built provided it is kept in the side or rear yard of the residence. Current license plates and registration must be maintained at all times unless the recreational vehicle is stored within an enclosed garage. No temporary structure shall be placed or erected on any Lot, except that the Committee may grant permission for such temporary structure for storage of materials during actual construction.
2. There are no other changes to the Declaration.

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)

**JERDONE ISLAND ASSOCIATION, INC.,**  
a Virginia nonstock corporation

By: Ad

Name: Andrew Oman

Title: President

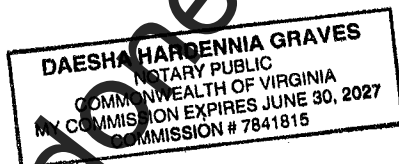
COMMONWEALTH OF VIRGINIA,  
COUNTY OF Louis, to wit:

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Andrew Oman, President of Jerdone Island Association, Inc., whose name is signed to the foregoing Corrective Amendment to the Corrected, Amended and Restated Declaration of Covenants, Conditions and Restrictions of Jerdone Island virtually appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

Given under my hand and notarial seal this 2 day of JULY, 2025. 2026

Daeshia Harbelle Graves  
Notary Public

My Commission expires: 06/30/2027  
Notary Registration number: 7841815



**JERDONE ISLAND ASSOCIATION, INC.,**  
a Virginia nonstock corporation

By: \_\_\_\_\_

Name: Kelli Piliere

Title: Secretary

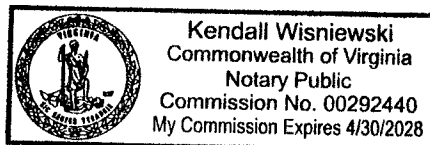
COMMONWEALTH OF VIRGINIA,  
COUNTY OF Loudoun, to wit:

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Kelli Piliere, Secretary of Jerdone Island Association, Inc., whose name is signed to the foregoing Corrective Amendment to the Corrected Amended and Restated Declaration of Covenants, Conditions and Restrictions of Jerdone Island virtually appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

Given under my hand and notarial seal this 15 day of July, 2025.

\_\_\_\_\_  
Notary Public

My Commission expires: 04/30/2028  
Notary Registration number: 00292440



RECORDED IN CLERK'S OFFICE OF  
LOUISA COUNTY CLERK OF COURTS ON  
JULY 21, 2026 at 9:57:40 AM  
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

\_\_\_\_\_  
J. Marshall

# Fairview Island Association, Inc

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: 2026-00004213

Printed on 07/21/2026 at 10:05:38 AM

By: 54 on 07/21/2026

Attn: 3190 FAIRVIEW PARK DR  
WHITEFORD TAYLOR PRESTON

Date Recorded: 07/21/2026

| Instrument ID  | Recorded Time | Amount  |
|----------------|---------------|---------|
| Bk 2100 Pg 553 | 09:57:40 AM   | \$29.00 |

AMEND- AMENDMENT (DEEDS)

GRANTOR: JERDONE ISLAND ASSOCIATION,

INC EX: N

GRANTEE: JERDONE ISLAND ASSOCIATION,

INC EX: N

Address1: 3190 FAIRVIEW PARK DRIVE

Address2: SUITE 800

City/State/Zip: FALLS CHURCH VA 22042

LOUISA CO

Consideration:

Assumption:

Deed/Title: CO

Percent: 100.00%

Pages: 4

Names:

Account:

Amount

|            |         |
|------------|---------|
| 301 - DEED | \$14.50 |
|------------|---------|

|            |        |
|------------|--------|
| 145 - VSLF | \$3.50 |
|------------|--------|

|                                 |        |
|---------------------------------|--------|
| 106 - TECHNOLOGY TRUST FUND FEE | \$8.00 |
|---------------------------------|--------|

|                               |        |
|-------------------------------|--------|
| 035 - OPEN SPACE PRESERVATION | \$3.00 |
|-------------------------------|--------|

## Itemized Check Listing

|                |         |
|----------------|---------|
| Check # 301298 | \$29.00 |
|----------------|---------|

|            |         |
|------------|---------|
| Total Due: | \$29.00 |
|------------|---------|

|                |         |
|----------------|---------|
| Paid By Check: | \$29.00 |
|----------------|---------|

|                  |        |
|------------------|--------|
| Change Tendered: | \$0.00 |
|------------------|--------|

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

SA