

60.00

# VIRGINIA LAND RECORD COVER SHEET

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

## FORM A - COVER SHEET CONTENT

Instrument Date: **8/24/2020**

Instrument Type: **AMEND**

Number of Parcels: **1** Number of Pages: **36**

City  County **CHESTERFIELD**  
CIRCUIT COURT

Tax Exempt? **VIRGINIA/FEDERAL CODE SECTION**

Grantor: .....

Grantee: .....

Business/Name

**1**  Grantor: **POWDERHAM NEIGHBORHOOD ASSOCIATION**

**2** Grantor: **ADAMSON, V. CASSELL JR.**

**1**  Grantee: **POWDERHAM NEIGHBORHOOD ASSOCIATION**

Grantee: .....

Grantee Address

Name: **POWDERHAM NEIGHBORHOOD ASSOCIATION**

Address: **P.O. BOX 342**

City: **MIDLOTHIAN** State: **VA** Zip Code: **23113**

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: **100%**

Book Number: ..... Page Number: ..... Instrument Number: .....

Parcel Identification Number/Tax Map Number: **731719024700000**

Short Property Description: **POWDERHAM SECTION F, LOT 039**

Current Property Address: **2951 ELLESMERE DRIVE**

City: **MIDLOTHIAN** State: **VA** Zip Code: **23113**

Instrument Prepared By: **AMANDA MONGER** Recording Paid By: **GENA REEDER**

Recording Returned To: **AMANDA MONGER** *file to 7*

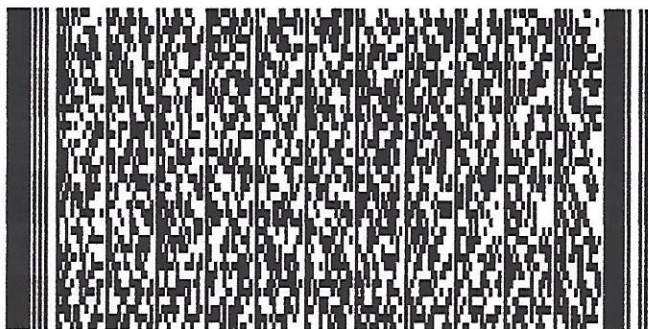
Address: **2951 ELLESMERE DRIVE**

City: **MIDLOTHIAN** State: **VA** Zip Code: **23113**

RECORDED IN  
CHESTERFIELD COUNTY, VA  
WENDY S. HUGHES  
CLERK OF CIRCUIT COURT  
FILED Aug 24, 2020  
AT 01:41 pm  
BOOK 12918  
START PAGE 0309  
END PAGE 0350  
INSTR # 200043038

LDJ

(Area Above Reserved For Deed Stamp Only)



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

## FORM B – ADDITIONAL GRANTORS/GRANTEES

Instrument Date: 8/24/2020

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Number of Parcels: 1 Number of Pages: 36

City  County CHESTERFIELD  
CIRCUIT COURT

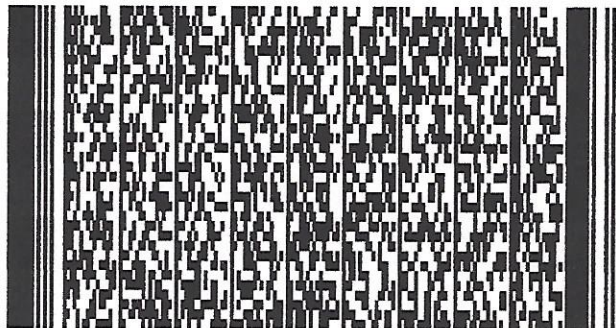
### Grantor Business/Name

- 3 Grantor: WATERFIELD, WILLIAM T III
- 4 Grantor: WATERFIELD, K W
- 5 Grantor: KITSON, WALTER R
- 6 Grantor: KITSON, LYNDIA M
- 7 Grantor: STANCIL, CHALRES H
- 8 Grantor: STANCIL, RENEE P
- 9 Grantor: UMINSKI, ALEX J
- 10 Grantor: UMINSKI, DEBORAH D

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### Grantee Business/Name

- ..... Grantee: .....
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[ ] City  County CHESTERFIELD  
CIRCUIT COURT

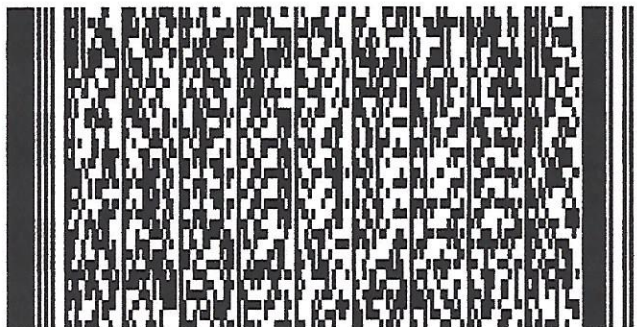
Grantor Business/Name

- 11 Grantor: ESPIGH, JEROME S
- 12 Grantor: ESPIGH, BARBARA L
- 13 Grantor: MURDOCK, RICHARD W
- 14 Grantor: MURDOCK, MARTHA C
- 15 Grantor: TRIPLETT, JAMES G
- 16 Grantor: TRIPLETT, EDITH G
- 17 Grantor: TRENT, DWIGHT R
- 18 Grantor: TRENT, FAITH W

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Grantee Business/Name

- ..... Grantee: .....
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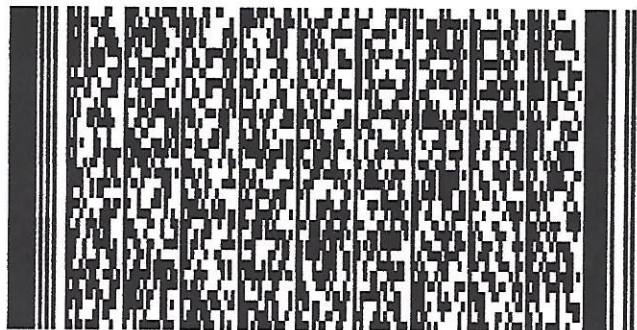
### Grantor Business/Name

- 19 Grantor: LAUNDON, ROBERT C
- 20 Grantor: LAUNDON, TERESA J
- 21 Grantor: MONGER, DAVID W
- 22 Grantor: MONGER, AMANDA K
- 23 Grantor: CHENERY, JAMES Z
- 24 Grantor: CHENERY, MICHELLE
- 25 Grantor: MOORE, JEANNIE M
- 26 Grantor: COSBY, CHRISTOPHER F

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### Grantee Business/Name

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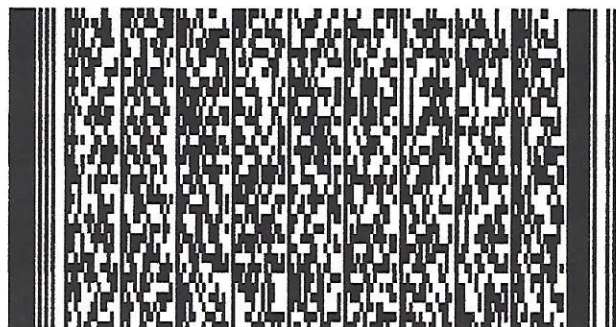
### Grantor Business/Name

- 27 Grantor: COSBY, LESLEY S
- 28 Grantor: MARLOW, DONALD H
- 29 Grantor: MARLOW, CLAUDIA O
- 30 Grantor: WHITMORE, J SCOTT
- 31 Grantor: WHITEMORE, JOANNE W
- 32 Grantor: LOWRY, CHRISTOPHER S
- 33 Grantor: LOWRY, ROBYN W
- 34 Grantor: MACLEOD, KIMBERLY CHRISTIN

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### Grantee Business/Name

- ..... Grantee: .....
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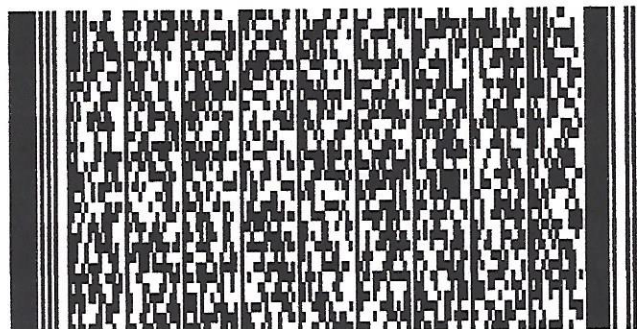
### Grantor Business/Name

- 35** Grantor: **BLETSOS, IOANNIS V**
- 36** Grantor: **BLETSOS, CALYPSO**
- 37** Grantor: **FABIAN, HOWARD C**
- 38** Grantor: **FABIAN, MARGARET E**
- 39** Grantor: **PARKER, TODD M**
- 40** Grantor: **THIELSCH, HELMUT J JR**
- 41** Grantor: **THIELSCH, C B**
- 42** Grantor: **SCOTT, G R**

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### Grantee Business/Name

- ..... Grantee: .....
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CIRCUIT COURT

### Grantor Business/Name

43 Grantor: SCOTT, D L TRS

44 Grantor: KITTS, ROBERT DALE

45 Grantor: KITTS, THERESA A

46 Grantor: TSAI, MEI-YUAN

47 Grantor: YEH, SHOOU-DY

48 Grantor: STAFFORD, GARLAND G

49 Grantor: STAFFORD, M E

50 Grantor: TRUMP, DAVID H

*(Area Above Reserved For Deed Stamp Only)*

### Grantee Business/Name

..... Grantee: .....

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..... Grantee: .....

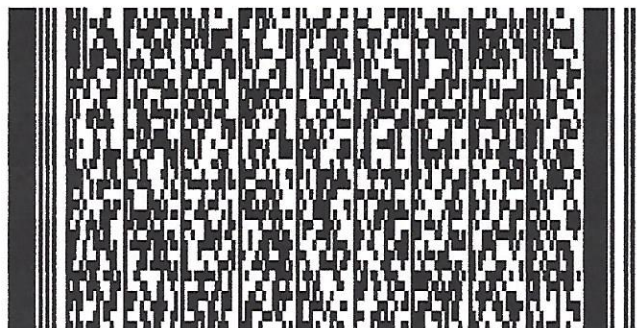
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[ ] City [X] County CHESTERFIELD  
CIRCUIT COURT

Grantor Business/Name

51 Grantor: TRUMP, JUDITH F

52 Grantor: MORRISON, MICHAEL K

53 Grantor: MORRISON, MELANIE J

54 Grantor: GOZZI, JOHN A

55 Grantor: GOZZI, JOSEPHINE P

Grantor: .....

Grantor: .....

Grantor: .....

*(Area Above Reserved For Deed Stamp Only)*

Grantee Business/Name

Grantee: .....

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Grantee: .....





Prepared by, and Return to:  
Powderham Neighborhood Association  
2951 Ellesmere Dr.  
Midlothian, VA, 23113

Tax Parcel Nos: *See Exhibit B*

**FIRST AMENDMENT OF THE DECLARATION OF RESTRICTIONS  
(Powderham Section F)**

THIS FIRST AMENDMENT OF THE DECLARATION OF RESTRICTIONS (Powderham Section F) (this "Amendment") is dated as the ~~21<sup>st</sup>~~<sup>24<sup>th</sup></sup> day of August, 2020 by and between POWDERHAM NEIGHBORHOOD ASSOCIATION, a Virginia nonstock corporation (the "Association") (*to be indexed as grantor and grantee*), the assignee of certain declarant rights retained by V. CASSELL ADAMSON, JR. (the "Declarant") (*to be indexed as a grantor*), and the undersigned lot owners listed on Exhibit A attached hereto (the "Owners") (*each to be indexed as grantor*), and recites and provides as follows:

WHEREAS, the Declarant and others executed and recorded a Declaration of Restrictions (the "Section F Declaration") related to **Section F** of that residential subdivision located in Midlothian (Chesterfield County), Virginia known as "Powderham" ("Powderham Section F"), which Declaration was recorded in the Office of the Clerk of the Circuit Court of Chesterfield County, Virginia (the "Clerk's Office") in Book 1723, page 829; and

WHEREAS, Powderham Section F is described and depicted on the Plat prepared by C. Aubrey Featherston II, dated May 22, 1985, recorded August 19, 1985, in the Clerk's Office in Plat Book 50, pages 48-50; and

WHEREAS, the Section F Declaration imposed certain conditions, covenants, and restrictions and created other property and contract rights burdening and benefiting Powderham Section F, all of which run with the land; and

WHEREAS, the Declarant reserved certain powers in the Section F Declaration, including the power to appoint members of the Architectural Control Committee; and

WHEREAS, the Declarant assigned the right to appoint such members to the Association; and

WHEREAS, Section 17 to the Section F Declaration provides that the covenants provided for in the Section F Declaration are binding on the then-current owners and their successors "for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for an additional period of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part"; and

WHEREAS, the undersigned, a majority of the owners of lots in Powderham Section F desire to amend the Section F Declaration as provided for below; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Section 17 of the Section F Declaration is hereby amended and restated as follows:

"17. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period commencing upon the original effective date of the Section F Declaration and ending on **December 31, 2021**. These covenants may be further extended and/or otherwise modified at any time and from time by the recordation of an instrument signed by a majority of the then owners of lots in Powderham Section F."

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the date first set forth above.

Amanda Monger

Powderham Neighborhood Association  
Amanda Monger, President



COMMONWEALTH OF VIRGINIA,  
COUNTY OF CHESTERFIELD, to wit:

The foregoing Amendment was acknowledged before me this 22<sup>nd</sup> day of August, 2020,  
Powderham Neighborhood Association.

Dinah K. Mitchell

Notary Public

Commission Expiry: September 30, 2020

Registration No: 7527634

**Certification by Principal Officer**

The undersigned, Amanda Monger, the President of POWDERHAM NEIGHBORHOOD ASSOCIATION, a Virginia nonstock corporation, does hereby certify that 12% of the owners of lots in Powderham Section F did sign the Amendment to which this certification is attached. Such percentage constitutes more than a majority of the lot owners in Powderham Section F required by Section 17 of the Section F Declaration.

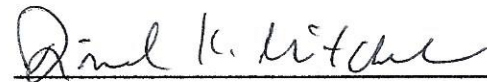
Capitalized terms not otherwise defined in this Certification will have the meanings ascribed to them in the Amendment to which this Certification is attached.

  
Amanda Monger, President



COMMONWEALTH OF VIRGINIA,  
COUNTY OF CHESTERFIELD, to wit:

The foregoing Amendment was acknowledged before me this 22<sup>nd</sup> day of August, 2020, Amanda Monger in her capacity as President of POWDERHAM NEIGHBORHOOD ASSOCIATION, a Virginia nonstock corporation.



Notary Public

Commission Expiry: September 30, 2020

Registration No: 7527634

Exhibit A  
Owners

1. WILLIAM WATERFIELD and KW WATERFIELD
2. WALTER KITSON and LYNDA KITSON
3. MARK MORRISON and HOPE MORRISON
4. CHARLES STANCIL and RENEE STANCIL
5. LISA CAPEK RAYMONE
6. AIMEE ARDOIN and SHANE ARDOIN
7. JERRY ESPIGH and BARBARA ESPIGH
8. NICK SCHEY and ANNA SCHEY
9. ALEX UMINSKI and DEBORAH UMINSKI
10. CHRIS LOWERY and ROBYN LOWERY
11. KIMBERLY MACLEOD
12. JOHN GOZZI and JOSEPHINE GOZZI
13. IOANNIS BLETSOS and CALYPSO BLETSOS
14. BRIAN MIDOCK and CLARE MIDOCK
15. RICHARD WARREN and KIMBERLY WARREN
16. CHRISTINE BRYCE
17. DALE KITTS and THERESA KITTS
18. CRAIG FABIEN and MARGARET FABIEN
19. DIANE SCOTT
20. TODD PARKER
21. HELMUT THIELISCH
22. GARLAND STAFFORD
23. JF ROBBINS
24. DAVID TRUMP and JUDITH TRUMP
25. SHOODU-DYI YEH and MEI YUAN TSAI YEH
26. MICHAEL MORRISON and MELANIE MORRISON
27. VINCENT MAGNO and MARGARET MAGNO
28. FRED WALDER
29. DAVID MONGER and AMANDA MONGER
30. BRYAN KOHL and ADRIANNE KOHL
31. JIMMY CHENERY
32. ROBERT LAUNDON and TERRI LAUNDON
33. JEANNIE MOORE
34. DWIGHT TRENT and FAITH TRENT
35. CHRIS COSBY and LESLEY COSBY
36. JAMES TRIPLETT and EDITH TRIPLETT
37. DONALD MARLOW and CLAUDIA MARLOW
38. RICHARD MURDOCK and MARTHA MURDOCK
39. SCOTT WHITMORE and JOANNE WHITMORE

Exhibit B  
Tax Parcel Nos. of Real Estate  
within Powderham Section F

73172095380000	
731720834700000	730720253500000
731720681800000	730720085800000
731720715500000	730720355400000
731720532700000	730720097400000
731720536800000	730720377200000
731720344100000	730719903500000
731720417600000	730719736700000
731720215000000	731719024700000
730721632400000	730719827700000
730721472900000	731719116000000
730720429400000	730719899000000
730721323000000	731719197400000
730720309600000	731719298600000
730721163000000	731719298600000
730721052400000	731720081600000
730720099600000	731719399800000
729721872500000	731720172800000
729720949600000	731720451000000
729721681900000	
729720778800000	
730720083800000	

INSTRUMENT # 200043038  
RECORDED CHESTERFIELD CIRCUIT COURT CLERK'S OFFICE  
Aug 24, 2020 AT 01:41 pm  
WENDY S. HUGHES, CLERK by LDJ

BOOK 12918 PAGE 0309 - 00350