

THIRD AMENDED DECLARATION OF RESTRICTIVE COVENANTS
RAVENNA

THIS THIRD AMENDED DECLARATION, made this 11th day of October, 2005, by RAMSGATE CORPORATION, INC., a Virginia corporation, being referred to hereinafter as the "Declarant," Grantor.

WITNESSETH:

WHEREAS, the Declarant is the fee simple Owner of certain real property located in the City of Chesapeake, Commonwealth of Virginia, and shown on a certain plat(s) entitled "Subdivision of RAVENNA Phase One, T.P. 0500000000620, REF: D.B. 4652 - PG. 206, Butts Road Borough, Chesapeake, Virginia," dated 08/20/03, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in M.B. 145, p. 86, 86A - 86L, and "Subdivision of RAVENNA Phase Two, T.P. 0500000000620, REF: D.B. 4770 - PG. 309, Butts Road Borough, Chesapeake, Virginia," dated 10/08/04, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the aforesaid Clerk's Office in M.B. 146, p. 127, 127A - 127J; and

WHEREAS, the Declarant has caused certain of the above-described Lots to be re-subdivided, namely Lots 1, 2, 3, 4, 5 and 6, respectively, as shown on a certain plat entitled "Resubdivision Plat of Lots 1-6 Inclusive RAVENNA - PHASE ONE, D.B. 4770 - PG. 309, D.B. 5602 - PG. 575, M.B. 145 - PG. 86, 86A-86L, M.B. 146 - PG. 123, 123A, Butts Road Borough, Chesapeake, Virginia," Scale: 1" = 50', dated 11/29/04, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which plat is recorded in the aforesaid Clerk's Office in M.B. 148, p.17, 17-A; and

WHEREAS, the Declarant intends to develop the Lots shown on the aforementioned plat(s) as a residential community known as "RAVENNA," with open spaces and other common facilities for the benefit of said community, and to this purpose a Declaration, dated October 20, 2003, was created to declare and make known certain covenants, restrictions, and reservations to which the said residential community and its subsequent Lot Owners may be subject, which Declaration was recorded on March 11, 2004, in the aforesaid Clerk's Office in Deed Book 5297, at page 668; and

Tax Map I.D. No.: 0500000000620

Prepared by and return to: Basnight, Kinser, Telfeyan, Leftwich & Nuckolls, P.C.,
308 Cedar Lakes Drive, 2nd Floor, Chesapeake, VA 23322, Telephone: (757) 547-
9191, Facsimile: (757) 547-5735.

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2005 OCT 18 AM 8: 52

WHEREAS, the Declarant has deemed it desirable to create an agency to which should be delegated the powers of maintaining and administering the community property and facilities, and administering the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, the Declarant has incorporated RAVENNA HOMEOWNERS ASSOCIATION, INC., under the Nonstock Corporation Law of the Commonwealth of Virginia for the purpose of exercising the aforesaid functions; and

WHEREAS, the Declarant has created an Amended Declaration, dated August 23, 2004, for the purpose of correcting certain errors and/or omissions contained in the original Declaration, said Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book 5659, at Page 237; and

WHEREAS, the Declarant has created a Second Amended Declaration for the purpose of correcting certain errors and/or omissions contained in the aforesaid Amended Declaration, said Second Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book 5732, at Page 033; and

WHEREAS, the Declarant desires to create a Third Amended Declaration, for the purpose of correcting certain errors and/or omissions contained in the aforesaid Amended Declarations.

NOW, THEREFORE, the Declarant, for itself, its successors and assigns, declares that the real property described hereinabove shall be held, transferred, sold, conveyed and occupied subject to the aforementioned covenants, amended covenants, conditions and restrictions as previously recorded, and the amendment(s) to Article VI, Section 6.01, subsection e., as hereinafter set forth.

ARTICLE VI
LAND USE CLASSIFICATIONS
PERMITTED USES AND RESTRICTIONS

Section 6.01. Land Use Classifications

e. Permitted Building Materials for Dwellings Exteriors, Windows, Roofing.
All residential dwellings constructed on the Lots shall have a front exterior surface of brick or stone, with the exception of residential dwellings constructed on those Lots designated and numbered as: *Lots 1A, 2A, 3A, 4A, 72, 73, 74, 75, 76, 77, 78, and 79*, which residential dwellings shall have a full brick or stone exterior. Any vinyl siding must have a quality factor of "double 5," beaded, cove or dutch lap panel types;

natural wood siding is prohibited. All windows shall be paint-grade wood, vinyl or vinyl clad. Metal windows are prohibited. The front steps of every home shall be constructed of brick or stone. No outside stairway shall be permitted to the second floor. Where design allows, all plumbing stacks, roof vents, or other roof intrusions shall be located in the rear of each dwelling. Any vents placed on the front of the dwelling shall be painted black.


IN WITNESS WHEREOF, Ramsgate Corporation, Inc., a Virginia corporation, has caused this instrument to be executed in its name by its authorized officer.

RAMSGATE CORPORATION, INC.,
a Virginia corporation

By: 
Robert R. Kinser, President

STATE OF VIRGINIA,
CITY OF CHESAPEAKE, to-wit:

The foregoing instrument was acknowledged before me this 14th day of October, 2005, by Robert R. Kinser, as President, for Ramsgate Corporation, Inc., a Virginia corporation.


Notary Public

My commission expires: 9/30/06

INSTRUMENT #050040581
RECORDED IN THE CLERK'S OFFICE OF
CHESAPEAKE ON
NOVEMBER 1, 2005 AT 01:48PM
FAYE W. MITCHELL, CLERK

RECORDED BY: JWM

FOURTH AMENDED DECLARATION OF RESTRICTIVE COVENANTS
RAVENNA

THIS FOURTH AMENDED DECLARATION, made this 20th day of October, 2005, by RAMSGATE CORPORATION, INC., a Virginia corporation, being referred to hereinafter as the "Declarant," Grantor.

WITNESSETH:

WHEREAS, the Declarant is the fee simple Owner of certain real property located in the City of Chesapeake, Commonwealth of Virginia, and shown on a certain plat(s) entitled "Subdivision of RAVENNA Phase One, T.P. 0500000000620, REF: D.B. 4652 - PG. 206, Butts Road Borough, Chesapeake, Virginia," dated 08/20/03, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in M.B. 145, p. 86, 86A - 86L, and "Subdivision of RAVENNA Phase Two, T.P. 0500000000620, REF: D.B. 4770 - PG. 309, Butts Road Borough, Chesapeake, Virginia," dated 10/08/04, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the aforesaid Clerk's Office in M.B. 146, p. 127, 127A - 127J, and "Resubdivision Plat of Lots 1-6, Inclusive, RAVENNA, PHASE ONE, D.B. 4770 - PG. 309, D.B. 5602 - PG. 575, M.B. 145 - PG. 86, 86A-86L, M.B. 146 - PG. 123, 123A, Butts Road Borough, Chesapeake, Virginia," dated 11/29/04, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the aforesaid Clerk's Office in M.B. 148, p. 17, 17A; and

WHEREAS, the Declarant is also the fee simple Owner of certain real property located in the City of Chesapeake, Commonwealth of Virginia, and shown on a certain plat(s) entitled "Subdivision of RAVENNA EAST, REF: M.B. 75 - PG. 47, M.B. 145 - PG. 102, D.B. 2083 - PG. 140, D.B. 2569 - PG. 59, Butts Road Borough, Chesapeake, Virginia," Scale: 1"= 50", dated 11/23/04, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the aforesaid Clerk's Office in M.B. 148, p.32 & 32A; and

WHEREAS, the Declarant intends to develop the Lots shown on the aforementioned plat(s) as a residential community known as "RAVENNA," with open spaces and other common facilities for the benefit of said community,

Tax Map I.D. No.: 0500000000620

Prepared by and return to: Basnight, Kinser, Telfeyan, Leftwich & Nuckolls, P.C., 308 Cedar Lakes Drive, 2nd Floor, Chesapeake, VA 23322, Telephone: (757) 547-9191, Facsimile: (757) 547-5735.

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FOR DEPOSIT

2005 OCT 26 AM 8:43

CIRCUIT COURT
PAVE W. NUCKOLLS, CLERK

and to this purpose a Declaration, dated October 20, 2003, was created to declare and make known certain covenants, restrictions, and reservations to which the said residential community and its subsequent Lot Owners may be subject, which Declaration was recorded on March 11, 2004, in the aforesaid Clerk's Office in Deed Book 5297, at page 668; and

WHEREAS, the Declarant has deemed it desirable to create an agency to which should be delegated the powers of maintaining and administering the community property and facilities, and administering the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, the Declarant has incorporated RAVENNA HOMEOWNERS ASSOCIATION, INC., under the Nonstock Corporation Law of the Commonwealth of Virginia for the purpose of exercising the aforesaid functions; and

WHEREAS, the Declarant has created an Amended Declaration, dated August 23, 2004, for the purpose of correcting certain errors and/or omissions contained in the original Declaration, said Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book 5659, at Page 237; and

WHEREAS, the Declarant has created a Second Amended Declaration, dated October 17, 2004, for the purpose of correcting certain errors and/or omissions contained in the aforesaid Amended Declaration, said Second Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book 5732, at Page 033; and

WHEREAS, the Declarant has created a Third Amended Declaration, dated October 11, 2005, for the purpose of correcting certain errors and/or omissions contained in the aforesaid Amended Declarations, said Third Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book _____, at Page _____; and

WHEREAS, the Declarant desires to create a Fourth Amended Declaration, for the purpose of annexing certain real property into the Subdivision of RAVENNA, and making said real property subject to all the restrictive covenants and amended restrictive covenants of record, as described herein.

NOW, THEREFORE, the Declarant, for itself, its successors and assigns, declares that the real property known and numbered as Lots 1 - 15, respectively, Subdivision of RAVENNA EAST, and described on that certain plat described hereinabove shall be held, transferred, sold, conveyed and occupied subject to the aforementioned covenants, amended covenants, conditions and restrictions as

previously recorded. Lot 16 on said plat is exempt and not subject to any covenants, amended covenants, conditions or restrictions.

IN WITNESS WHEREOF, Ramsgate Corporation, Inc., a Virginia corporation, has caused this instrument to be executed in its name by its authorized officer.

RAMSGATE CORPORATION, INC.,
a Virginia corporation

By: [Signature]
Robert R. Kinser, President

STATE OF VIRGINIA,
CITY OF CHESAPEAKE, to-wit:

The foregoing instrument was acknowledged before me this 24th day of October, 2005, by Robert R. Kinser, as President, for Ramsgate Corporation, Inc., a Virginia corporation.

[Signature]
Notary Public

My commission expires: 9/30/06

INSTRUMENT #050062087
RECORDED IN THE CLERK'S OFFICE OF
CHESAPEAKE ON
NOVEMBER 9, 2005 AT 10:26AM
FAYE W. MITCHELL, CLERK

RECORDED BY: SWM

FIFTH AMENDED DECLARATION OF RESTRICTIVE COVENANTS
RAVENNA

THIS FIFTH AMENDED DECLARATION, made this 28th day of October, 2005, by RAMSGATE CORPORATION, INC., a Virginia corporation, being referred to hereinafter as the "Declarant," Grantor.

WITNESSETH:

WHEREAS, the Declarant is the fee simple Owner of certain real property located in the City of Chesapeake, Commonwealth of Virginia, and shown on a certain plat(s) entitled "Subdivision of RAVENNA Phase One, T.P. 0500000000620, REF: D.B. 4652 - PG. 206, Butts Road Borough, Chesapeake, Virginia," dated 08/20/03, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in M.B. 145, p. 86, 86A - 86L, and "Subdivision of RAVENNA Phase Two, T.P. 0500000000620, REF: D.B. 4770 - PG. 309, Butts Road Borough, Chesapeake, Virginia," dated 10/08/04, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the aforesaid Clerk's Office in M.B. 146, p. 127, 127A - 127J, and "Resubdivision Plat of Lots 1-6, Inclusive, RAVENNA, PHASE ONE, D.B. 4770 - PG. 309, D.B. 5602 - PG. 575, M.B. 145 - PG. 86, 86A-86L, M.B. 146 - PG. 123, 123A, Butts Road Borough, Chesapeake, Virginia," dated 11/29/04, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the aforesaid Clerk's Office in M.B. 148, p. 17, 17A; and

WHEREAS, the Declarant is also the fee simple Owner of certain real property located in the City of Chesapeake, Commonwealth of Virginia, and shown on a certain plat(s) entitled "Subdivision of RAVENNA EAST, REF: M.B. 75 - PG. 47, M.B. 145 - PG. 102, D.B. 2083 - PG. 140, D.B. 2569 - PG. 59, Butts Road Borough, Chesapeake, Virginia," Scale: 1"= 50", dated 11/23/04, made by Hassell & Folkes, P. C., Engineers - Surveyors - Planners, which said plat(s) is recorded in the aforesaid Clerk's Office in M.B. 148, p.32 & 32A; and

WHEREAS, the Declarant intends to develop the Lots shown on the aforementioned plat(s) as a residential community known as "RAVENNA," with open spaces and other common facilities for the benefit of said community,

Tax Map I.D. No.: 0500000000620

Prepared by and return to: Basnight, Kinser, Telfeyan, Leftwich & Nuckolls, P.C.,
308 Cedar Lakes Drive, 2nd Floor, Chesapeake, VA 23322, Telephone: (757) 547-5475
9191, Facsimile: (757) 547-5735.

FOR RECORDING

2005 NOV -3 AM 8:39

RECORDED & INDEXED

and to this purpose a Declaration, dated October 20, 2003, was created to declare and make known certain covenants, restrictions, and reservations to which the said residential community and its subsequent Lot Owners may be subject, which Declaration was recorded on March 11, 2004, in the aforesaid Clerk's Office in Deed Book 5297, at page 668; and

WHEREAS, the Declarant has deemed it desirable to create an agency to which should be delegated the powers of maintaining and administering the community property and facilities, and administering the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, the Declarant has incorporated RAVENNA HOMEOWNERS ASSOCIATION, INC., under the Nonstock Corporation Law of the Commonwealth of Virginia for the purpose of exercising the aforesaid functions; and

WHEREAS, the Declarant has created an Amended Declaration, dated August 23, 2004, for the purpose of correcting certain errors and/or omissions contained in the original Declaration, said Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book 5659, at Page 237; and

WHEREAS, the Declarant has created a Second Amended Declaration, dated October 17, 2004, for the purpose of correcting certain errors and/or omissions contained in the aforesaid Amended Declaration, said Second Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book 5732, at Page 033; and

WHEREAS, the Declarant has created a Third Amended Declaration, dated October 11, 2005, for the purpose of correcting certain errors and/or omissions contained in the aforesaid Amended Declarations, said Third Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book _____, at Page _____; and

WHEREAS, the Declarant has created a Fourth Amended Declaration, dated October 20, 2005, for the purpose of annexing certain real property into the Subdivision of RAVENNA, and making said real property subject to all of the restrictive covenants and amended restrictive covenants of record, said Fourth Amended Declaration having been recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book _____, at Page _____; and

WHEREAS, the Declarant desires to create a Fifth Amended Declaration, for the purpose of correcting certain errors and/or omissions contained in the

aforesaid Declaration of Restrictive Covenants and Amended Declarations of Restrictive Covenants of record, as described herein.

NOW, THEREFORE, the Declarant, for itself, its successors and assigns, declares that the real property known and numbered as Lots 8 and 9, respectively, Subdivision of RAVENNA EAST, and described on that certain plat described hereinabove shall be held, transferred, sold, conveyed and occupied subject to the aforementioned covenants, amended covenants, conditions and restrictions as previously recorded, and the amendment(s) as hereinafter set forth:

ARTICLE VI
LAND USE CLASSIFICATIONS
PERMITTED USES AND RESTRICTIONS

Section 6.01. Land Use Classifications

d. Protective Screening and Fences.

(2) All fences shall be made of black wrought iron or a substitute metal with similar appearance. All other fence types and colors are prohibited. **However, the Lot Owner(s) of Lots 8 and 9, respectively, as described on the plat of the Subdivision of RAVENNA EAST, shall be permitted to erect a six (6') foot privacy fence along the rear property line only of those Lots.**

IN WITNESS WHEREOF, Ramsgate Corporation, Inc., a Virginia corporation, has caused this instrument to be executed in its name by its authorized officer.

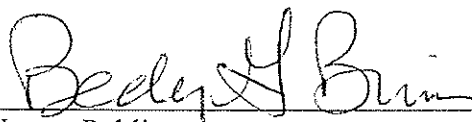
RAMSGATE CORPORATION, INC.,
a Virginia corporation

By: _____


Robert R. Kinser, President

STATE OF VIRGINIA,
CITY OF CHESAPEAKE, to-wit:

The foregoing instrument was acknowledged before me this 28th day of October, 2005, by Robert R. Kinser, as President, for Ramsgate Corporation, Inc., a Virginia corporation.


Notary Public

My commission expires: 9/30/06

INSTRUMENT #050063817
RECORDED IN THE CLERK'S OFFICE OF
CHESAPEAKE ON
NOVEMBER 21, 2005 AT 08:32AM
FAVE W. MITCHELL, CLERK

RECORDED BY: JRB