

**HIGHLANDS AT MECHUMS RIVER  
DETACHED HOME  
SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**

**FOR INFORMATION ONLY**

Not to be used in place of the HOA disclosure packet when purchasing a home



HIGHLANDS AT MECHUMS RIVER  
DETACHED HOME  
SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

THIS SUPPLEMENTAL DECLARATION made this 30th day of November, 1992 by DAVID H. PETTIT and HUNTER E. CRAIG, TRUSTEES OF MECHUM RIVER LAND TRUST u/a dated July 1, 1989, herein collectively the "Declarant"

W I T N E S S E T H :

WHEREAS, Declarant is the holder of legal title to certain real property (herein the "Property") located in the White Hall Magisterial District of Albemarle County, Virginia, more particularly shown and described on two plats of Roger W. Ray & Assoc., Inc., the first, a two-page plat captioned "Plat Showing Lots 77A, 79A, 81A, 83A, 85A, 137A, 139A, 141A, 143A & 145A; a Re-Division of Lots 77 Thru 86, Revised Lot 137 and Lots 138 Thru 146, Highlands at Mechums River", dated October 9, 1992, revised November 10, 1992, and the second a plat captioned "Plat Showing Lot 148A The Combination of Lots 147 & Lot 148 Highlands at Mechums River", dated September 17, 1992, herein collectively referred to as the "Plats", which plats have been properly approved by the County of Albemarle and are attached hereto and recorded herewith; and

WHEREAS, the Property shown on the Plats is a portion of the property which was conveyed to George Harrison Gilliam, Trustee of Mechum River Land Trust by deed of William H. Harrison, Jr., Trustee of the Pierremont Farm Land Trust dated October 2, 1989 recorded in the aforesaid Clerk's Office in Deed Book 1070, page

TO: ADDRESSEE

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427. David H. Pettit was substituted as Trustee for said land trust by appointment dated December 1, 1990 of record in the aforesaid Clerk's Office in Deed Book 1133, page 370 and David H. Pettit and Hunter E. Craig were appointed as successor Trustees by instrument dated February 27, 1992 of record in the aforesaid Clerk's Office in Deed Book 1247, page 71; and

WHEREAS, the Declarant has previously put to record a Fourth Amendment dated November 19, 1992 to the Highlands at Mechums River (Attached Homes) Declaration of Covenants, Conditions, Restrictions and Easements in the aforesaid Clerk's Office in Deed Book 1272, page 522 which amendment removed the Property shown on the attached Plats from the jurisdiction of the aforesaid (Attached Homes) Declaration and the Owners Association created thereby; and

WHEREAS, the Declarant has previously put to record a Declaration of Covenants, Conditions, Restrictions and Easements for Highlands at Mechums River-Detached Homes dated August 5, 1992 of record in the aforesaid Clerk's Office in Deed Book 1243, page 561, hereinafter referred to as the "Detached Home Declaration"; and

WHEREAS, the Declarant has the right pursuant to Article II, Section 2 of the Detached Home Declaration to bring the Property within the plan and operation of the Detached Home Declaration and the jurisdiction of the Highlands Detached Home Owners Association, Inc., which the Declarant deems desirable; and

WHEREAS, the Declarant desires to alter the previous boundary lines to reduce the number of lots as shown on the

attached Plats from twenty-two to eleven new larger lots.




NOW THEREFORE, in consideration of the premises, the Declarant, by the recordation of the attached Plats of Roger W. Ray & Assoc., Inc., one dated October 9, 1992 (revised November 10, 1992) and the other dated September 17, 1992, as holder of legal title to all of the Property shown thereon, does hereby VACATE the following boundary lines as shown on the attached Plats of Highlands at Mechums River thereby creating the following lots:

<u>Boundary Line Vacated Between</u>	<u>New Lots Created</u>
Lots 77 & 78	Lot 77A
Lots 79 & 80	Lot 79A
Lots 81 & 82	Lot 81A
Lots 83 & 84	Lot 83A
Lots 85 & 86	Lot 85A
revised Lot 137 & 138	Lot 137A
Lots 139 & 140	Lot 139A
Lots 141 & 142	Lot 141A
Lots 143 & 144	Lot 143A
Lots 145 & 146	Lot 145A
Lots 147 & 148	Lot 148A

The Declarant hereby declares that all of the Property located in Albemarle County, Virginia and shown on the attached Plats, to-wit: Lots 77A, 79A, 81A, 83A, 85A, 137A, 139A, 141A, 143A, 145A and 148A, Highlands at Mechums River shall be henceforth HELD, TRANSFERRED, SOLD, CONVEYED and OCCUPIED subject to the covenants, conditions, restrictions, easements, charges and Liens as set forth in the Detached Home Declaration dated August 5, 1992 of record in the aforesaid Clerk's Office in Deed Book 1243, page 561.

Furthermore, all rights of way, streets and easements for drainage, water and sewer as shown on the attached Plats are

NOTES:

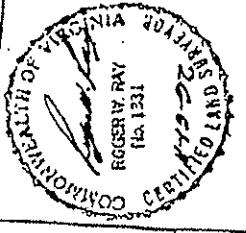
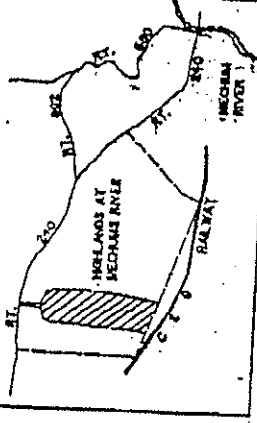
1. OWNER: MECHUM RIVER LAND TRUST.
2. LEGAL REFERENCES: O.B. 1370-427 (ALL LOTS).  
O.B. 123-49 PLAT REVISED LOT 137.  
P.B. 478-343, 358 PLAT (ALL OTHER LOTS).
3.  DENOTES EXISTING 20' SEWER EASEMENT HEREBY VACATED.
4.  DENOTES OLD LOT LINE.
5.  DENOTES EXISTING SEWER LINES AND PRIVATE LATERALS.

APPROVED FOR RECORDATION

*W. Williams*  
DIRECTOR OF PLANNING

OWNER'S APPROVAL:  
The division of the land described herein is with the best consent and in accordance with the desires of the undersigned owner, preparatory and trustee.

*Mechem River Land Trust*  
VICINITY MAP



PLAT SHOWING  
 LOTS 77A, 79A, 81A, 83A, 85A, 137A, 139A, 141A, 143A & 145A  
 A RE-DIVISION OF LOTS 77 THRU 86, REVISED LOT 137 AND  
 LOTS 138 THRU 146  
 HIGHLANDS AT MECHUMS RIVER  
 WHITE HALL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: 10-9-92  
 REVISED: 11-10-92

FOR  
 CRAIG BUILDERS

ROGER W. RAY & ASSOC., INC.  
 CHARLOTTEVILLE, VA.

FOR INFORMATION ONLY

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hereby dedicated by the Declarant.

In all other respects, the Detached Home Declaration, as supplemented, remains in full force and effect.

WITNESS the following signatures and seals:

David H. Pettit, Trustee (SEAL)  
David H. Pettit, Trustee of Mechum  
River Land Trust u/a dated 7/1/89

Hunter E. Craig (SEAL)  
Hunter E. Craig, Trustee of Mechum  
River Land Trust u/a dated 7/1/89

STATE OF VIRGINIA  
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this  
2nd day of December, 1992 by David H. Pettit as Trustee of  
Mechum River Land Trust.

My commission expires: 4/30/95

Karen L. Bornstein  
Notary Public

STATE OF VIRGINIA  
CITY/COUNTY OF Albemarle, to-wit:

The foregoing instrument was acknowledged before me this  
3rd day of December, 1992 by Hunter E. Craig as Trustee of  
Mechum River Land Trust.

My commission expires: 10/31/95

Hunter E. Craig  
Notary Public

THE DIVISION OF THE LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENTS, ANY DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Robert W. Ray*  
*W. E. Ray*

NOTES:

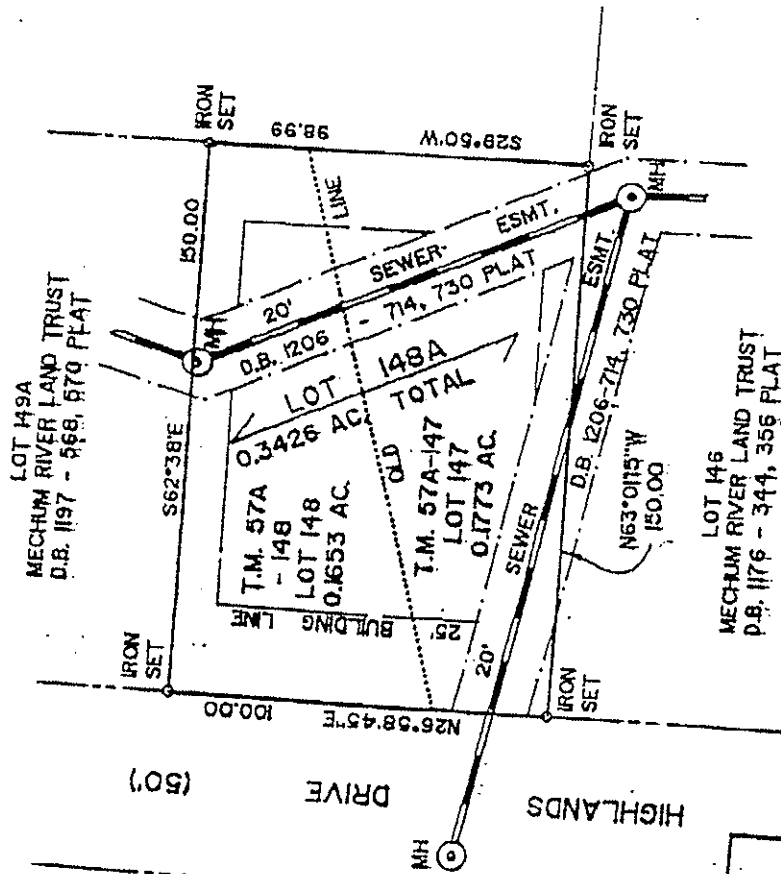
1. OWNER(S) OF LOTS 147 & 148 :  
MECHUM RIVER LAND TRUST
2. LEGAL REFERENCES FOR LOT 147 & LOT 148 :  
D.B. 1070-427 & D.B. 1176-344, 356 PLAT
3. ZONING - R-4

PLAT SHOWING  
 LOT 148A  
 THE COMBINATION OF LOT 147 & LOT 148  
 HIGHLANDS AT MECHUMS RIVER  
 WHITE HALL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA  
 SCALE: 1" = 40'  
 DATE: 9-17-92

FOR  
 CRAIG BUILDERS

ROGER W. RAY & ASSOC., INC.  
 CHARLOTTESVILLE, VA.

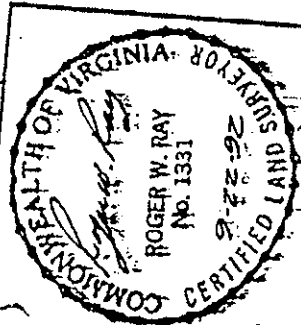
77850



APPROVED FOR RECORDATION

*K. Deane Colquhoun*  
 DIRECTOR OF PLANNING

PLAT NORTH  
 D.B. 1176-344



FOR INFORMATION ONLY

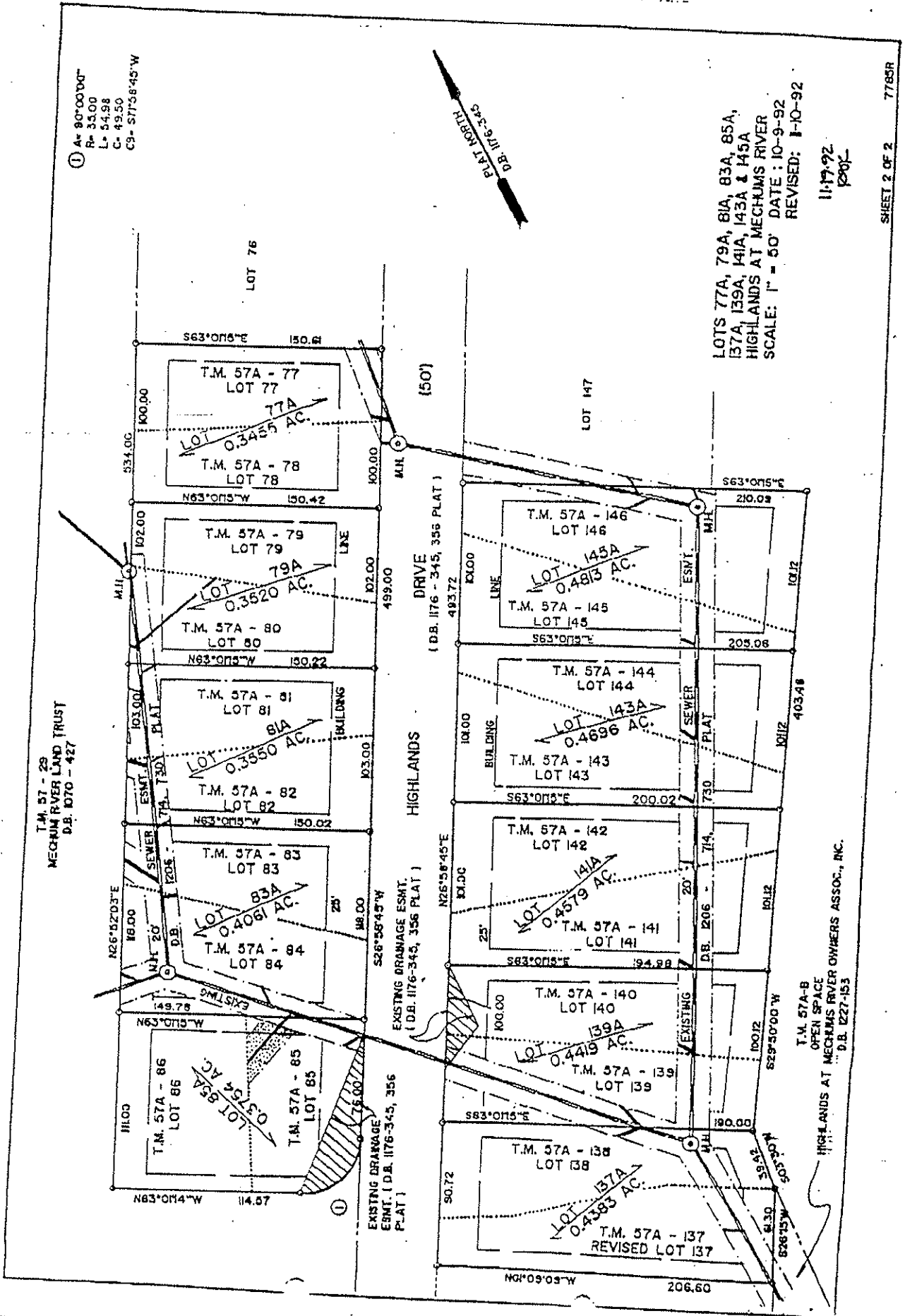
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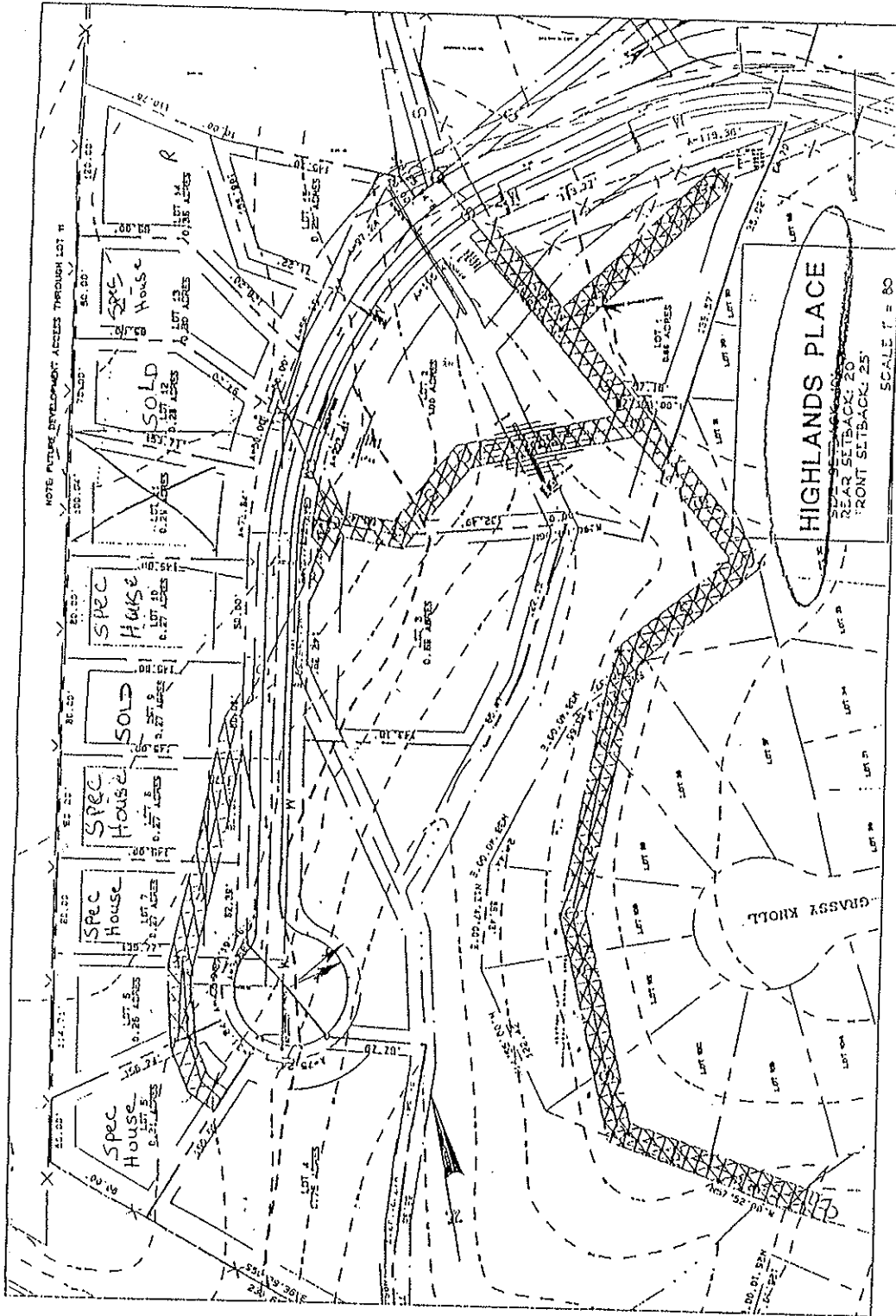
47



LOTS 77A, 79A, 81A, 83A, 85A,  
137A, 139A, 141A, 143A & 145A  
HIGHLANDS AT MECHUMS RIVER  
SCALE: 1" = 50' DATE: 10-9-92  
REVISED: 1-10-92

11-17-92  
1806

SHEET 2 OF 2 7785R



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**NOTES :**

- OWNER(S) OF LOTS 1-8 & 10-15 : MECHUM RIVER LAND TRUST  
DAVID H. PETTIT, TRUSTEE OR HUNTER C. CRAIG, TRUSTEE  
550 E. MAIN STREET  
CHARLOTTEVILLE, VA
- LEGAL REFERENCES FOR LOTS 1-8 & 10-15: D.B. 1461-5 PLAT & D.B. 1070-427
- PROPERTY ZONED R-4 (ZMA-89-06).
- PROPERTY A PORTION OF T.M. 57A - PARCEL ① A.
- ALL LOTS SHALL ACCESS ON INTERNAL ROADS ONLY.
- SETBACK REQUIREMENTS : FRONT= 25'; SIDE= 10' & REAR= 20'
- A 10' PERMANENT DRAINAGE & UTILITY EASEMENT IS RESERVED ADJACENT TO EACH PROPERTY LINE.
- A 20' PERMANENT DRAINAGE EASEMENT IS HEREBY DEDICATED OVER THE CENTERLINE OF ALL STREAMS & DRAINAGE COURSES.
- THIS PROPERTY LIES WITHIN THE WATERSHED OF SOUTH FORK RIVANNA RIVER.
- I.S. DENOTES IRON SET.
- THE DEVELOPER RESERVES THE RIGHT TO USE LOT 11 AS A FUTURE ACCESS TO THE ADJACENT PROPERTY.
- OWNER(S) OF LOT 9 : CRAIG BUILDERS OF ALBEMARLE, INC.
- LEGAL REFERENCES FOR LOT 9 : D.B. 1461-552 & D.B. 1461-5 PLAT
- THE INTENT OF THIS PLAT IS THAT THE SEWER EASEMENTS ARE TO BE CENTERED OVER THE AS-BUILT LOCATION OF THE SEWER LINES AND APPURTENANCES.

**COUNTY PLANNING COMMISSION :**  
 CHAIRMAN: Thomas P. Blue DATE: 4/17/95  
 COUNTY BOARD OF SUPERVISORS: V. Bruce Schenck DATE: 4/17/95  
 DESIGNATED AGENT: W.F.

**THE DIVISION OF THE LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDER-SIGNED OWNER, PROPRIETORS AND TRUSTEES. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**  
 Notary Public: Charlotte D. Goodwin

**STATE OF VIRGINIA, COUNTY OF ALBEMARLE, TO-WIT:**  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April 1995  
 MY COMMISSION EXPIRES December 31, 1998

**HIGHLANDS AT MECHUMS RIVER**

SECTION 1	SECTION 1B	SECTION 2A	HIGHLANDS PLACE	TOTAL
16.5315 AC.	8.6529 AC.	17.3225 AC.	6.2561 AC.	48.7650 AC.
3.8467 AC.	0.1843 AC.	10.3041 AC.	3.2757 AC.	17.6108 AC.
4.4614 AC.	1.7873 AC.	3.3109 AC.	1.4494 AC.	11.0090 AC.
24.8396 AC.	10.6245 AC.	30.9375 AC.	10.9632 AC.	77.3848 AC.

**VICINITY MAP - NOT TO SCALE**

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 MY COMMISSION EXPIRES December 31, 1998

**Purchaser:** CRAIG BUILDERS BY: \_\_\_\_\_

**Purchaser:** SUBDIVISION PLAT LOTS 1 THRU 15 HIGHLANDS AT MECHUMS RIVER WHITE HALL DISTRICT ALBEMARLE COUNTY, VIRGINIA SCALE: 1" = 50' DATE: 10-20-94 REVISED: 3-24-95 TO SHOW CHANGE IN OPEN SPACE SECTION \*REVISED: 4-13-95 TO ADD NOTE 14

FOR CRAIG DEVELOPMENT  
 ROGER W. RAY & ASSOC., INC.  
 CHARLOTTEVILLE, VA.

**CURVE DATA**

NO.	Δ	R	L	C	CB
1	90°00'00"	35.00	54.98	49.50	N8°01'14"W
2	29°07'13"	235.00	119.44	118.16	S88°41'46"W
3	31°46'43"	240.00	133.11	131.41	S58°14'43"W
4	31°04'43"	375.00	203.41	200.92	S26°49'01"W
5	65°41'03"	30.00	34.39	32.54	S21°33'52"E
6	273°45'24"	55.00	262.79	-----	-----
7	28°04'21"	30.00	14.70	14.55	N25°18'50"E
8	31°04'43"	425.00	230.53	227.71	N26°49'01"E
9	31°46'47"	290.00	160.85	156.80	N58°14'46"E
10	31°48'38"	285.00	158.23	156.21	S89°57'32"E
11	90°00'00"	35.00	54.98	49.50	N71°58'46"E

**FOR INFORMATION ONLY**

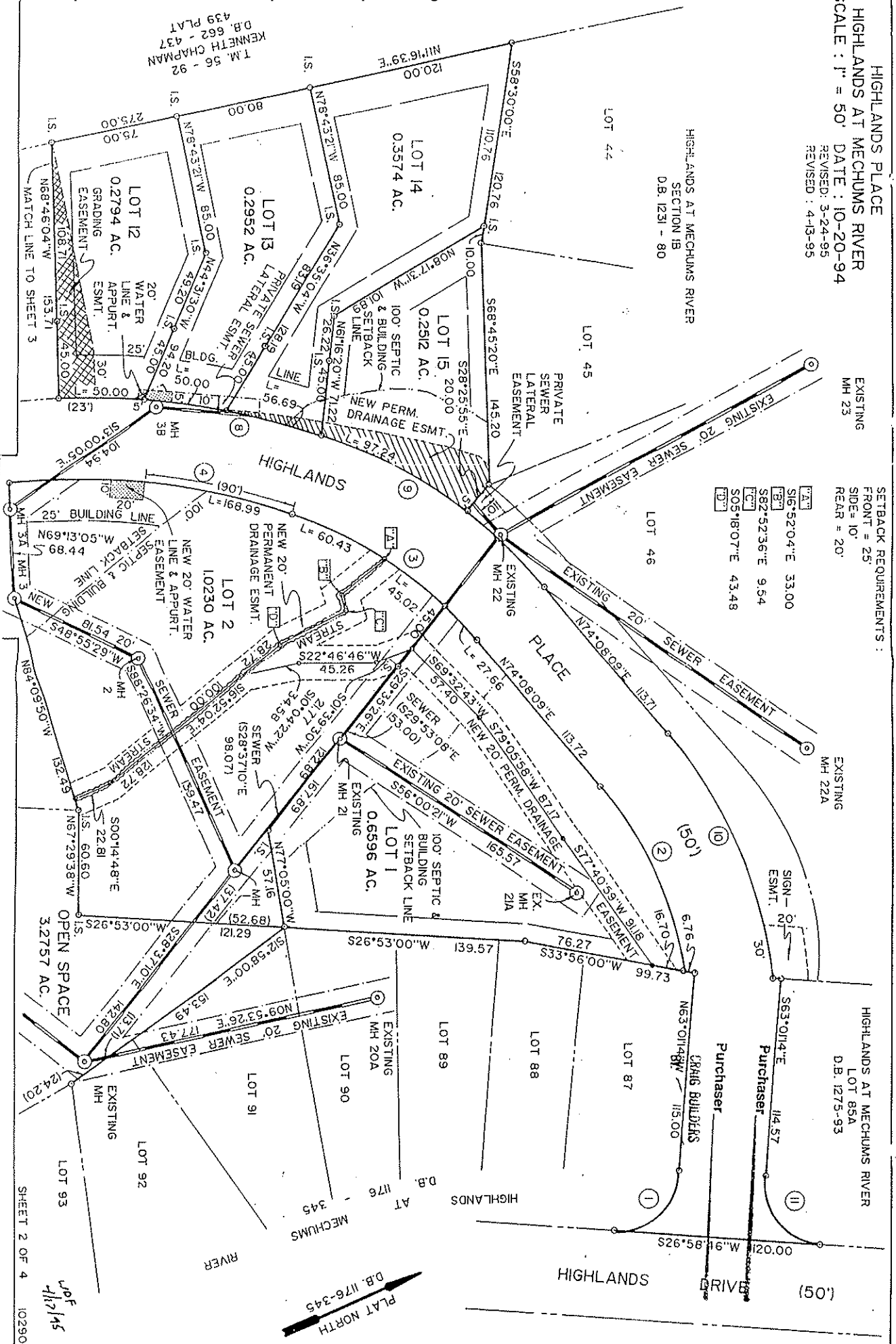
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HIGHLANDS AT MECHUMS RIVER  
 SCALE: 1" = 50'  
 DATE: 10-20-94  
 REVISED: 3-24-95  
 REVISED: 4-13-95

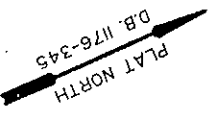
HIGHLANDS AT MECHUMS RIVER  
 SECTION 1B  
 D.B. 1231 - 80

EXISTING  
 MH 23  
 SETBACK REQUIREMENTS:  
 FRONT = 25'  
 SIDE = 10'  
 REAR = 20'

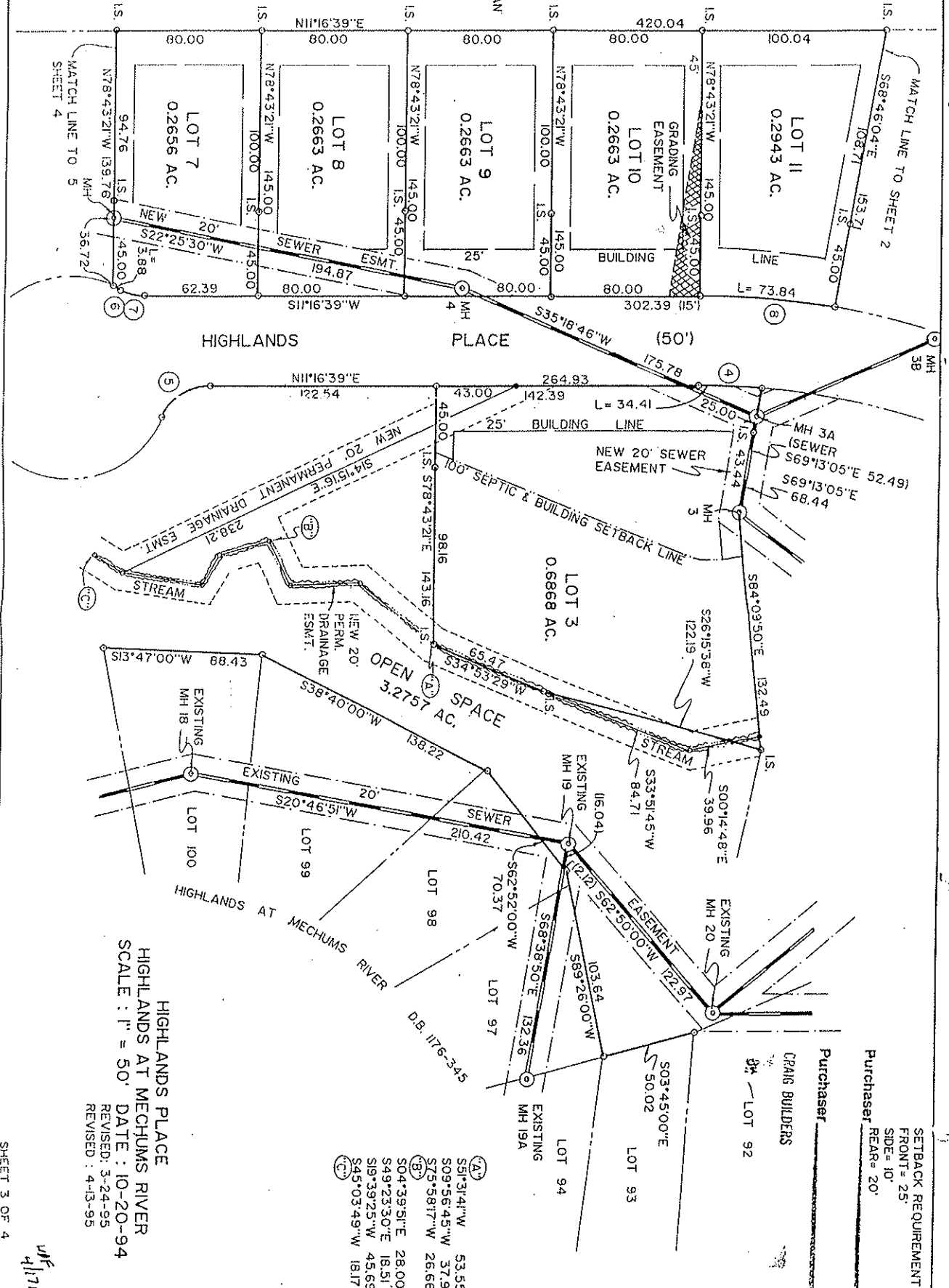
ITEM	DESCRIPTION	AMOUNT
PLAN	S16°52'04"E	53.00
BE	S82°52'36"E	9.54
CE	S05°18'07"E	43.48
DE		



SHEET 2 OF 4  
 10290



T.M. 56 - 92  
KENNETH CHAPMAN  
D.B. 662 - 437  
439 PLAT



HIGHLANDS PLACE  
HIGHLANDS AT MECHUMS RIVER  
SCALE: 1" = 50'  
DATE: 10-20-94  
REVISED: 3-24-95  
REVISED: 4-13-95

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