

*SUPPLEMENTAL DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS  
AND  
EASEMENTS  
FOR  
HIGHLANDS PLACE*

**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  
for  
HIGHLANDS PLACE

THIS SUPPLEMENTAL DECLARATION is made this 24th day of March, 1995 by DAVID H. PETTIT and HUNTER E. CRAIG, TRUSTEES OF MECMUM 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 plat of Roger W. Ray & Assoc., Inc., dated October 20, 1994, revised March 24, 1995, captioned "Subdivision Plat Lots 1 Thru 15 Highlands Place Highlands at Mechums River", herein the "Subdivision Plat", which plat has been properly approved by the County of Albemarle and is attached hereto and recorded herewith; and

WHEREAS, the Property shown on the Subdivision Plat 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 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

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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 document captioned "Highlands at Mechums River Detached Home Declaration of Covenants, Conditions, Restrictions and Easements" (herein the "Detached Home Declaration") dated August 5, 1992 of record in the aforesaid Clerk's Office in Deed Book 1243, page 561, as supplemented by Supplemental Declaration dated November 30, 1992 and of record in the aforesaid Clerk's Office in Deed Book 1275, page 88, collectively herein the "Declaration"; and

WHEREAS, pursuant to Article II, Section 2 of the Declaration, the Declarant has "the right (but not the obligation) without further consent of the [Highlands Detached Home Owners Association, Inc.] Association or of other Owners to bring within the plan and operation of the Declaration and the jurisdiction of the Association other real property in the vicinity of the Property"; and

WHEREAS, the Declarant deems it desirable to add certain of the lots and Property shown on the attached Subdivision Plat to the plan and operation of the Declaration and the jurisdiction of the Highlands Detached Home Owners Association, Inc. (herein the "Association").


NOW THEREFORE, in consideration of the premises, the Declarant hereby declares that, with the specific exception of the 0.2943 acres for Lot 11 which is hereby reserved and excepted, all of the rest of the Property shown on the

Subdivision Plat of Highlands Place (including Lots 1 through 10 inclusive and 12 through 15 inclusive, all streets, easements and open space shown on the Subdivision Plat) is hereby and shall be HELD, TRANSFERRED, SOLD, CONVEYED and OCCUPIED subject to the covenants, conditions, restrictions, easements, charges and liens as set forth in the original Detached Home Declaration dated August 5, 1992 recorded in the aforesaid Clerk's Office in Deed Book 1243, page 561, as supplemented by Supplemental Declaration dated November 30, 1992 recorded in the aforesaid Clerk's Office in Deed Book 1275, page 88.

Furthermore, all rights of way, streets and easements for drainage, water, sewer, grading, and signs as shown on the Subdivision Plat are hereby dedicated by the Declarant, PROVIDED that the Declarant hereby reserves the right to relocate any such easements and grant additional easements for drainage, utilities or public use within the areas shown on the Subdivision Plat as streets or Open Space.

The property shown as Lot 11, Highlands Place on the Subdivision Plat is specifically excepted from this Supplemental Declaration as the Declarant has expressly reserved the right to use the property shown on the Subdivision Plat as Lot 11 for possible future access to adjacent property.

WITNESS the following signatures and seals:

 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  
24<sup>th</sup> day of March, 1995 by David H. Pettit as Trustee of  
Mechum River Land Trust.

My commission expires: May 31, 1995

Wanda W. Gaines  
Notary Public

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

The foregoing instrument was acknowledged before me this  
27<sup>th</sup> day of March, 1995 by Hunter E. Craig as Trustee of  
Mechum River Land Trust.

My commission expires: October 31, 1995

Hunter E. Craig  
Notary Public