

AMENDMENT TO  
THE DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS, AND RESTRICTIONS  
SILVER CUP SUBDIVISION

This Amendment to the Declaration of Protective Covenants, Conditions, and Restrictions for Silver Cup Estates, is made as of this 18<sup>th</sup> day of March 2009, by the owners of lots and members of the Silver Cup Estates Homeowners' Association, Inc., hereinafter referred to as the "Association";

WITNESSETH:

WHEREAS, the Association members are the owners of in excess of 90% of all lots in the subdivision of Silver Cup Estates as the same appears duly dedicated, platted, and recorded among the land records of Fauquier County, Virginia, in Deed Book 910, Page 382; and

WHEREAS, the Association desires to amend the Protective Covenants, Conditions, and Restrictions for the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots and homes constituting the Subdivision,

Now, therefore in consideration of the mutual benefits to be derived therefrom, and pursuant to Article 2, Section A of said Declaration of Covenants, Conditions, and Restrictions for Silver Cup Estates, the Association does hereby amend said Declaration of Protective Covenants, Conditions, and Restrictions as recorded in Deed Book 910, Page 382 among the aforesaid land records as follows:

Article 11, Section D (a) is hereby deleted and the following is substituted therefor:

Every such charge so made shall be paid by the member to the Association as follows: either by paying the entire yearly assessment by January 31<sup>st</sup> of that year, or by paying 50% of the yearly assessment by January 31<sup>st</sup> of that year, and the remaining 50% by July 31<sup>st</sup> of that year, for the ensuing year. The Board of Directors of the Association shall fix the amount of the annual charge per lot by the first day of December of each year, and written notice of the charge so fixed shall be sent to each member. Annual increases shall not exceed five percent (5%) per year without the approval of two-thirds (2/3) of the members of the Silver Cup Estates Homeowners' Association.

IN WITNESS WHEREOF, the above amendment having been approved pursuant to the Protective Declaration of Covenants, Conditions, and Restrictions, by the required number of eligible homeowners, the undersigned has executed this instrument and set his hand and seal hereto as of the day and year first above written:

Silver Cup Estates Homeowners' Association, Inc.

By: Andrew G. Acres  
President, Board of Directors

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAUQUIER, to wit:

The foregoing instrument was acknowledged before me, a notary public, this 18<sup>th</sup> day of March, 2009 by Andrew G. Acres, President, Board of Directors' of the Silver Cup Estates Homeowners' Association, Inc.

Judith Pecora  
Notary Public

My commission expires: May 31, 2011

