



Tax Map No. 124E (A) A (portion)

**SUPPLEMENTAL DECLARATION
OF PROTECTIVE COVENANTS,**

**BRENTWOOD MANUFACTURED
HOMES SUBDIVISION, PHASE 4**

THIS SUPPLEMENTAL DECLARATION is made this 3rd day of February, 2021 by and between **BRENTWOOD II, LLC**, a Virginia limited liability company (the “Declarant”), Grantor; **DENNIS L. SNYDER** and/or **GARTH KUNKLE** (singularly and collectively, the “Trustee”) (index as Grantor); and **SUMMIT COMMUNITY BANK**, a Virginia banking corporation, (the “Noteholder”), also index as Grantor.

PREAMBLE:

A. By Assignment of Declarant Rights dated September 14, 2020, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia (the “Clerk’s Office”), in Deed Book 5298, page 439, Brentwood, L.L.C. transferred and assigned to Brentwood II, LLC, the Declarant herein, the rights of “Declarant” pursuant to the Declaration of Protective Covenants, which is recorded in the Clerk’s Office in Deed Book 2267, page 53, as supplemented by Supplemental Declaration of Protective Covenants, Phase 1A, recorded in the Clerk’s Office in Deed Book 2875, page 713, and Supplemental Declaration of Protective Covenants, Phase 2, recorded in Deed Book 3016, page 598, and by Supplemental Declaration of Protective Covenants, Phase 3, recorded in Deed Book 5324, page 241 (collectively, the “Declaration”).

B. Declarant is the owner of 14 lots and private streets (the “Property”) located northeast of Grassy Creek Road (State Road 711), approximately 300 yards west of Osceola Springs Road (State Route 704), in Ashby District, Rockingham County, Virginia, being more particularly shown and described as **Lots 45, 46, 47, 48, 49, 50, 70, 71, 72, 73, 74, 75, 76, and 77**, on a subdivision plat entitled “**Brentwood Homes Subdivision, Phase 4,**” dated January 20,

Prepared by Litten & Sipe L.L.P., 410 Neff Avenue, Harrisonburg, Virginia 22801
Brooke R. Hannah, Esquire, Bar No. 92270

2021, made by Hal T. Benner, L.S., (the "Plat"), which plat is to be recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia (the "Clerk's Office"), just prior to the recordation of this instrument.

C. Pursuant to Section 7.5 of the Declaration, Declarant is permitted to subject additional land to the terms of the Declaration. Declarant now wishes to subject the Phase 4 Property to the Declaration.

D. The Property is subject to a i) deed of trust dated September 14, 2020, recorded in the Clerk's Office in Deed Book 5298, page 415; and ii) deed of trust dated September 15, 2020, recorded in the Clerk's Office in Deed Book 5298, page 427.

NOW THEREFORE, Declarant declares that all of the Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions and uses set forth in the Declaration, which shall run with the real estate and shall be binding on and inure to the benefit of all present and future Owners thereof. Neither the Declaration nor this Supplemental Declaration, however, shall apply to any other "phases" or "sections" of Brentwood Home Subdivision or any other land owned by Declarant, except for such land as may be added under § 7.5 of the Declaration.

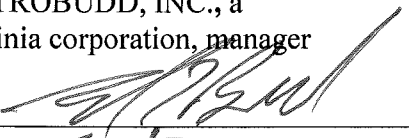
The Trustee, as authorized to act by the Noteholder, and the Noteholder described in Paragraph D of the Preamble, join herein to evidence their consent to this Supplemental Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed on its behalf.

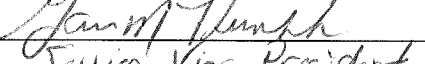
WITNESS the following signatures and seal.

BRENTWOOD II, LLC, a
Virginia limited liability company

By: TROBUDD, INC., a
Virginia corporation, manager

By: 
its: Sec/Treas.

Summit Community Bank, a Virginia
banking corporation

By: 
its: Senior Vice President
Noteholder

Dennis L. Snyder (SEAL)
Dennis L. Snyder Trustee

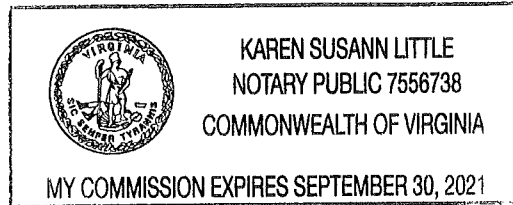
COMMONWEALTH OF VIRGINIA,
COUNTY/CITY OF Rockingham, to-wit:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 5 day of February, 2021, by Edward F Budd, its Secretary/Treasurer of Trobudd, Inc., Manager of Brentwood II, LLC, on behalf of the company.

My commission expires September 30, 2021

Registration No. 7556738

Karen Little
Notary Public



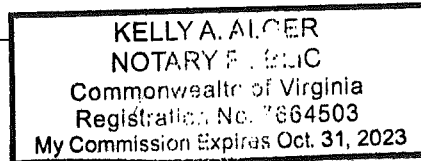
COMMONWEALTH OF VIRGINIA,
COUNTY/CITY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 5 day of February, 2021, by Garth M. Kunkle its SVP of Summit Community Bank, a Virginia banking corporation, Noteholder, on behalf of the Bank.

My commission expires 10/31/2023

Registration No. 7664503

Kelly A. Alger
Notary Public



COMMONWEALTH OF VIRGINIA,
COUNTY/CITY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 5 day of February, 2021, by Dennis L. Snyder, Trustee.

My commission expires 10/31/2023

Registration No. 7664503

Kelly A. Alger
Notary Public

