

THIS DOCUMENT WAS PREPARED BY
AND RETURN TO:
LISA ANNE HAWKINS (VSB# 44738)
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TAX MAP NO.: ALL LOTS IN CROSSROADS
FARMS (SEE ATTACHED)

**SIXTEENTH AMENDMENT TO
DECLARATION OF LAND USE RESTRICTIONS
FOR
CROSSROADS FARM SUBDIVISION**

This Sixteenth Amendment is made to be effective as of this 4 day of August, 2022, by SVTB Crossroads LLC, a Virginia limited liability company, to be indexed as Grantor ("**Declarant**") and by the requisite percentage of lot owners in Crossroads Farm Subdivision as certified by the chief officer of the The Crossroads Farm Property Owners' Association, a Virginia non-stock corporation to be indexed as Grantor and Grantee (the "**Association**"), as sufficient to approve this amendment to the Declaration of Land Use Restrictions for Crossroads Farm Subdivision, dated June 7, 2002, of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia (the "**Clerk's Office**") in Deed Book 2089, Page 197, amended and supplemented by the following of record in the Clerk's Office: First Supplement and Amendment to Declaration of Land Use Restrictions for Crossroads Farm Subdivision of record in Deed Book 2408, page 470, the Second Supplement of record in Deed Book 2633, page 770, the Third Supplement of record in Deed Book 2708, page 336, the Fourth Supplement of record in Deed Book 2925, page 647, the Fifth Supplement of record in Deed Book 3143, page 531, the Sixth Supplement of record in Deed Book 3281, page 690, the Seventh Supplement of record in Deed Book 3359, page 463, the Eighth Supplement of record in Deed Book 3607, page 472, the Ninth Supplement of record in Deed Book 3997, page 96, the Tenth Supplement of record in Deed Book 4917, page 133, the Eleventh Supplement of record in Deed Book 4934, page 236, the Twelfth Supplement of record in Deed Book 4982, page 94, the Thirteenth Supplement of record in Deed Book 5108, page 786, the Fourteenth Supplement of record in Deed Book 5510, page 719, and the Fifteenth Supplement of record in Deed Book 5531, page 80 (as so supplemented and amended, the "**Declaration**").

Pursuant to the approval and consent of Declarant and the requisite Owners in accordance with the amendment requirements of the Declaration and the Act, the Declaration is hereby amended as follows, effective as of the date set forth above:

Section 11.2 of the Declaration, entitled "Residential Purposes Only" and which governs the use of residential Lots in the Subdivision is amended to provide that: (a) Lots designated as Single-Family Residential or Multi-Family Residential may not be leased for periods of less than thirty (30) consecutive days, and (b) Short-term rental via AirBNB, VRBO and similar short-term rental operations of all or any portion of such Lots or improvements on such Lots are expressly prohibited. Accordingly, Section 11.2(a) and Section 11.2(b) of the Declaration are amended and restated to read as follows:

- "(a) No Lot with a classification of Single-Family Residential or Multi-Family Residential may be used other than for residential purposes with customary accessory uses, which customary accessory uses shall include without limitation long- or short-term rentals of property to individuals who use such improvements for residential purposes, provided that no short-term rental shall be for less than thirty (30) consecutive days. Such customary accessory uses shall specifically exclude the following, which are expressly prohibited as a use of Single-Family Residential Lots and Multi-Family Residential Lots: bed-and-breakfast, AIRBNB, VRBO and other "Short-term rental" as currently defined in Va. Code 15.2-983 to mean "provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy."
- (b) The provisions of Section 11.2(a) above are intended to constitute a prohibition against rental of residential Lots or improvements within the Subdivision for periods of less than thirty (30) consecutive days, as well as leases for thirty or more consecutive days which contemplate actual tenant occupancy of less than thirty days and are structured as if intended for a longer term with or without early termination rights for the purpose of avoiding application of the prohibition in Section 11.2(a) above."

All capitalized terms used but not otherwise defined in this Amendment have the same meaning as defined in the Declaration.

This Sixteenth Amendment shall hereafter be deemed for all purposes as a part of the Declaration. As required by Section 55.1-1829 of the Virginia Property Owners' Association Act, the President of the Association joins in this Amendment to confirm that this Amendment has been approved by the Declarant and that the required percentage of Owners of Lots have signed this Amendment or ratifications of this Amendment.

IN WITNESS WHEREOF, Declarant has executed this Sixteenth Amendment as of the date first set forth above.

SVTB CROSSROADS LLC,
a Virginia limited liability company

BY: TROBUDD, INC., Manager

(SEAL)

By: [Signature]

Name: Edward F. Budd

Its: Secretary/Treasurer

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

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 4 day of August, 2022, on behalf of SVTB Crossroads LLC, by Trobudd, Inc., its Manager, by Edward F. Budd, its Secretary/Treasurer

[SEAL]
Sara Elizabeth Comer
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7944054
My Commission Expires 7/31/2025

[Signature]
Notary Public

Notary Public Registration No.: 7944054

My Commission Expires: 7/31/2025

The undersigned President of The Crossroads Farm Property Owners' Association certifies as required by Section 55.1-1829 of the Virginia Property Owners' Association Act that this Sixteenth Amendment to the Declaration of Land Use Restrictions for Crossroads Farm Subdivision, has been approved and that this Sixteenth Amendment or ratification of this Sixteenth Amendment has been signed by the Declarant and the requisite percentage of Owners of Lots, being the Owners of Lots to which at least 75 percent of the total number of votes to which all Owners are entitled.

The Crossroads Farm Property Owners' Association

By: *[Signature]*, its President

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

The foregoing instrument was acknowledged before me this 4 day of August, 2022, by *[Signature]* as President of The Crossroads Farm Property Owners' Association, on its behalf.

My commission expires: 7/31/2025

[SEAL]

 Sara Elizabeth Comer
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7944054
My Commission Expires 7/31/2025

[Signature]
Notary Public
Notary Registration No.: 7944054

Rockingham County Tax parcels:

126-(A)-L24 (portion)
126H2-(15)-L287 through -L294
126H2-(17)-L280 through -L285
126H2-(18)-L278 through -L279
126H2-(18)-L241 through -L250
126H2-(17)-L233 through -L240
126H2-(15)-L226 through -L232
126H1-(8)-L189 through -L206 and -L210
126H1-(7)-L207 through -L209
126H1-(7)-L171 through -L188
126H1-(6)-L161 through -L170
126H1-(3)-L135 through -L151
126H1-(4)-L118 through -L127, -L129 through -L133
126H2-(12)-L114 through -L117
126H2-(11)-L93 through -L113
126H2-(14)-L85 through -L92
126H2-(9)-L60 through -L69, -L71 through -L84
126H2-(8)-L51 through L59
126H2-(6)-L26 through -L49
126H2-(7)-L1 through -L16
126H2-(5)-L2 through -L8
126H2-(4)-L1 through -L25
126H2-(3)-L1 through -L3
126H2-(2)-L1 through -L14
126H2-(1)-L1 through L8