

BOOK 963 PAGE 772

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 26th day of June, 1997, by
James O. Hicks and Eva Hicks, husband and wife.

My commission expires: 9/30/97

Deborah D. Jones
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 23rd day of June, 1997, by
John Novak and Karen Novak, husband and wife.

My commission expires: 10/31/2001

Deborah D. Jones
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 20th day of June, 1997, by
Felix Amenkiehnan and Charlotte Amenkiehnan, husband and wife.

My commission expires: 10/31/2001

Deborah D. Jones
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 13th day of June, 1997, by
John K. Robertson and Julia Robertson, husband and wife.

My commission expires: 10/31/2001

W. D. Kenna
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 13th day of June, 1997, by
Richard Fougere and Dale Fougere, husband and wife.

My commission expires: 9/30/97

Delbert D. Jones
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this _____ day of _____, 1997, by
Glenn Dorsey and Harriet Dorsey, husband and wife.

My commission expires: _____

Notary Public

BOOK 963 PAGE 773

BOOK 963 PAGE 774

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 11th day of JUNE, 1997, by
William Skelton and Peggy Skelton, husband and wife.

My commission expires: 10/31/2001

W. D. Kenna
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 11th day of JUNE, 1997, by
~~Leonard Meirovitch~~ and Jo Anne Meirovitch, husband and wife.

My commission expires: 9/30/97

Deborah O. Lucas
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 16th day of JUNE, 1997, by
Paul Torgersen and Dot Torgersen, husband and wife.

My commission expires: 10/31/2001

W. D. Kenna
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 23rd day of JUNE, 1997, by David Conn and Judith Conn, husband and wife.

My commission expires: 10/31/2001

W. D. Kerner
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 19th day of JUNE, 1997, by Norman E. Dowling and Nancy Dowling, husband and wife.

My commission expires: 10/31/2001

W. D. Kerner
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 19th day of JUNE, 1997, by Stephen D. Jones and Teresa B. Jones, husband and wife.

My commission expires: 10/31/2001

W. D. Kerner
Notary Public

BOOK 963 PAGE 776

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 22nd day of June, 1997, by
William A. Ellenbogen, Vice President.

My commission expires: 9/30/97

Deborah D. Jones
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and
acknowledged before me this 2 day of July, 1997, by
Bryce W. McCall as Assistant Vice President of The National Bank of
Blacksburg, and acknowledged the same as the act of said
corporation; made oath that he is Assistant Vice President of said
corporation; and that the seal affixed hereto is the true corporate
seal of said corporation and has been affixed and attested by due
authority.

My commission expires: 2-28-98

Susan D. Thorpe
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 2 day of July, 1997, by James G. Rakes, Trustee of The National Bank of Blacksburg.

My commission expires: 2-28-98

Susanne L. Thorpe
Notary Public

STATE OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 2 day of July, 1997, by F. Brad Denardo, Trustee of The National Bank of Blacksburg.

My commission expires: 2-28-98

Susanne L. Thorpe
Notary Public

VIRGINIA: In the Office of the Circuit Court of Montgomery County
2nd day of July, 1997. The foregoing
instrument was this day presented in said Office and with certificate
annexed admitted to record at 3:58 o'clock P.M.

Teste:

By Alan C. Burke ALLAN C. BURKE, CLERK
D.C.

BOOK 963 PAGE 777

Prepared by/Return to:
Arthur V. Shaheen (29042)
The Shaheen Firm, P.C.
1997 S. Main Street, Suite 702
Blacksburg, Virginia 24060
(540) 552-3390

Parcel IDs/Tax Maps: *See Exhibit A*

MODIFICATION TO RESTRICTIVE COVENANTS OAKTON SUBDIVISION

THIS MODIFICATION TO RESTRICTIVE COVENANTS ("Modification") is made this 10th day of **February, 2016**, by and between FELIX E. AMENKHIENAN and CHARLOTTE A. AMENKHIENAN; GLENN F. DORSEY, JR. and HARRIET D. DORSEY; KEVIN B. BRENNER and IVI S. BRENNER; JAMES O. HICKS and EVA M. HICKS; JAMES MICHAEL KELLY, TRUSTEE OF THE JAMES MICHAEL KELLY REVOCABLE TRUST DATED FEBRUARY 6, 1999 AS AMENDED AND RESTATED ON MARCH 11, 2010; MALCOLM S. LAING and MARGARET O. LAING; FLOYD W. MERRYMAN, III, TRUSTEE OF THE FLOYD W. MERRYMAN, III REVOCABLE TRUST and JALEH ROYA GHARAVI; LARRY A. COWLEY, TRUSTEE UNDER THE LARRY A. COWLEY AND PATRICIA L. COWLEY LIVING TRUST DATED JUNE 27, 2013 and PATRICIA L. COWLEY TRUSTEE UNDER THE LARRY A. COWLEY AND PATRICIA L. COWLEY LIVING TRUST DATED JUNE 27, 2013; THOMAS H. OLLENDICK and MARY C. OLLENDICK; WILLIAM O. PLYMALE and PATRICIA L. RODGERS; MINNIS E. RIDENOUR and LOUISE L. RIDENOUR; JOHN K. ROBERTSON and JULIA V. ROBERTSON; CHARLES W. STEGER and JANET B. STEGER; and JAMES E. TORGERSEN and LYNDA S. TORGERSEN, collectively "Parties" (and indexed as both "Grantors" and "Grantees").

WITNESSETH:

Whereas the following are the Owners of all of the lots in the **Oakton Subdivision**, in the Town of Blacksburg, Montgomery County, Virginia, together with their Property Addresses, Parcel Identification Numbers, and Tax Map Numbers:

Exhibit A

Lot	Owners	Property Address	Parcel ID	Tax Map
9	Amenkhienan , Felix E. and Charlotte A.	1506 Highland	030470	288-27 9
12	Dorsey , Glenn F., Jr. and Harriet D.	1512 Highland	030473	289 1 12
18	Dowling , Norman Edwin and Nancy Chase	709 Somerset	030478	288-27 18
11	Brenner , Kevin B. and Ivi S.	1510 Highland	030472	289-1 11
6	Hicks , James O. and Eva M.	Somerset	030467	288-27-6
3	Kelly , James Michael, Trustee	704 Somerset	030464	288-27 3
13	Jones , Stephen D. and Teresa B.	1103 Lora Lane	030479	289-1 19
14	Laing , Malcolm S. & Margaret O.	1507 Highland	030474	288 27 14
15	Meirovitch , Jo Anne	1505 Highland	030475	288-27 15
8	Merryman , Floyd W, III, Trustee and Gharavi , Jaleh Roya	Not Assigned	030469	288-27 8
5	Cowley , Larry A., Trustee and Cowley , Patricia L., Trustee	705 Somerset	030466	288-27 5
1	Ollendick , Thomas H. and Mary C.	800 Sunrise	030462	288 27 1
17	Plymale , William O. and Rodgers , Patricia L.	708 Somerset	030477	288-27 17
4	Ridenour , Minnis E. and Louise L.	706 Somerset	030465	288 27 4
10	Robertson , John K. and Julia V.	1508 Highland	030471	288 27 10
2	Steger , Charles W. and Janet B.	1507 Palmer	030463	288 27 2
7	Setareh , Mehdi and Galeshi , Roofia	1109 Eheart	030468	288-27 7
16	Torgersen , James E. and Lynda S.	1503 Highland	030476	288 27 16

Whereas all of the lots are shown on that certain plat entitled "Final Plat of Oakton," prepared by Draper-Aden Associates, Inc. Consulting Engineers, dated March 14, 1991, and revised April 17, 1991, and June 11, 1991, designated Plat No. T-6103, consisting of three pages, which plat is of record in the Clerk's Office of the County of

Montgomery, Virginia in Plat Book 15, Page 458, 459, and 460, to which plat reference is hereby made.

Whereas all of the Owners' lots are subject to the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF OAKTON HOME OWNERS' ASSOCIATION recorded on June 24, 1991 in Deed Book 709, Page 557 (hereinafter the "**First Covenants**"), and the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF OAKTON recorded on June 24, 1991 in Deed Book 709, Page 566 (hereinafter the "**Second Covenants**").

Whereas Paragraph 12 of the Second Covenants state as follows:

"12. The lots described heretobefore shall be subject to the following minimum setbacks:

A. No structure shall be placed within seventy-five feet (75') of a front property line.

Whereas Paragraph 25 of the Second Covenants states that "[t]his Declaration may be amended at any time by an instrument of record after the written consent thereto by not less than seventy-five percent (75%) of the lot Owners of Oakton."

Whereas, by their signatures below, at least seventy-five percent of the lot owners wish for, and do consent to, the amendment of the aforesaid Paragraph 12 of the Second Covenants, as follows:

"12. The lots described heretobefore shall be subject to the following minimum setbacks:

A. No structure shall be placed within seventy-five feet (75') of a front property line except Lot 8, *which shall have a fifty foot (50') front property line set back.*"

NOW, THEREFORE, the Parties to this Instrument do hereby modify said Second Covenants, as follows:

Section 12 of the Second Covenants is hereby amended to state the following:

“12. The lots described heretobefore shall be subject to the following minimum setbacks:

A. No structure shall be placed within seventy-five feet (75') of a front property line except Lot 8, which shall have a fifty foot (50') front property line set back.”

Except as modified herein, the First and Second Covenants are hereby reaffirmed and, as modified herein, shall run with the land and be binding upon the successors, heirs, assigns, and/or personal representatives of all the lot owners in the Development.

WITNESS, the following signatures and seals

THE REMAINDER OF THIS PAGE IS BLANK

Charles W. Steger
CHARLES W. STEGER

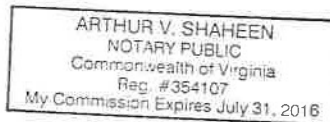
Janet B. Steger
JANET B. STEGER

STATE OF Virginia
CITY/COUNTY OF Montgomery

The Foregoing instrument was acknowledged before me, a notary public, this
23^d day of February, 2016, by Charles W. Steger and
Janet B. Steger

Arthur V. Shaheen
Notary Public
My Commission Expires:
Registration Number:

VISIBLE SEAL REQUIRED



JAMES MICHAEL KELLY, TRUSTEE OF
THE JAMES MICHAEL KELLY
REVOCABLE TRUST DATED FEBRUARY
6, 1999 AS AMENDED AND RESTATED
ON MARCH 11, 2010

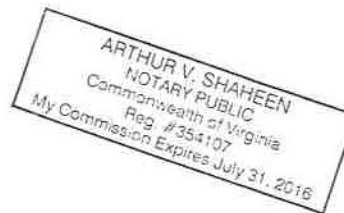
BY: James Michael Kelly
TRUSTEE

STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
19th day of Feb., 2016, by James Michael Kelly Trustee.

[Signature]
Notary Public
My Commission Expires:
Registration Number:

VISIBLE SEAL REQUIRED



Kevin B. Brenner

KEVIN B. BRENNER

Ivi S. Brenner

IVI S. BRENNER

STATE OF Virginia

CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
23rd day of February, 2016, by Kevin B. Brenner and
Ivi S. Brenner.



Stacey H. Sabatino


Notary Public

My Commission Expires: 7-31-2016

Registration Number: 156137


VISIBLE SEAL REQUIRED

JAMES E. TORGERSEN


LYNDA S. TORGERSEN

STATE OF Virginia
CITY/COUNTY OF Palaski:

The Foregoing instrument was acknowledged before me, a notary public, this
22nd day of February 2016, by Lynda Torgersen and


Notary Public
My Commission Expires:
Registration Number:



Justin Daniel Hancock
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7389372
My Commission Expires
06/30/19


VISIBLE SEAL REQUIRED

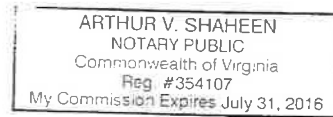

JAMES E. TORGERSEN

LYNDA S. TORGENSEN

STATE OF Virginia
CITY/COUNTY OF Montgomery :

The Foregoing instrument was acknowledged before me, a notary public, this 19th day of Feb., 2016, by JAMES E. Torgerson and


Notary Public
My Commission Expires:
Registration Number:



VISIBLE SEAL REQUIRED

Malcolm S. Laing 2/19/16
MALCOLM S. LAING Date

Margaret O. Laing 2-19-16
MARGARET O. LAING Date

STATE OF Virginia

CITY/ COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 19th day of

February, 2016, by Malcolm S. Laing and
Margaret O. Laing

My commission expires:

Arthur V. Shaheen

Notary Public

My Commission Expires:

Registration Number:

VISIBLE SEAL REQUIRED


ARTHUR V. SHAHEEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #354107
My Commission Expires July 31, 2016

GLENN F. DORSEY, JR.

HARRIET D. DORSEY

STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this 24th day of February, 2016, by Glenn F. Dursey, Jr. and


Notary Public
My Commission Expires:
Registration Number:

ARTHUR V. SHAHEEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #354107
My Commission Expires July 31, 2016

VISIBLE SEAL REQUIRED

~~GLENN F. DORSEY, JR~~

Harriet D. Dorsey
HARRIET D. DORSEY

STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
23rd day of February, 2016, by Harriet D. Dorsey and



Sabrina A. Price
Notary Public
My Commission Expires: 8-31-2016
Registration Number: 346119

VISIBLE SEAL REQUIRED

JK Robertson
JOHN K. ROBERTSON

JV Robertson
JULIA V. ROBERTSON

STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
24th day of February, 2016, by John K. Robertson and
Julia V. Robertson.

Arthur V. Shaheen
Notary Public
My Commission Expires:
Registration Number:

VISIBLE SEAL REQUIRED

ARTHUR V. SHAHEEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #354107
My Commission Expires July 31, 2016

William O. Plymale
WILLIAM O. PLYMALE

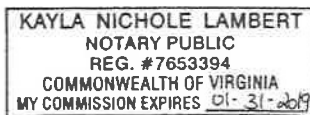
Patricia L. Rodgers
PATRICIA L. RODGERS

STATE OF Virginia

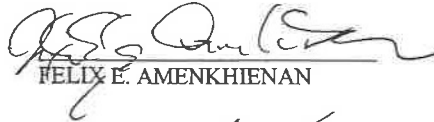
CITY/COUNTY OF Montgomery:

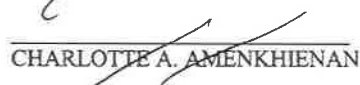
The Foregoing instrument was acknowledged before me, a notary public, this
24th day of February, 2016, by William O Plymale and
Patricia L. Rodgers.

Kayla Nichole Lambert
Notary Public
My Commission Expires: January 31, 2019
Registration Number: 7653394




VISIBLE SEAL REQUIRED


FELIX E. AMENKHIENAN


CHARLOTTE A. AMENKHIENAN

STATE OF VIRGINIA
CITY/COUNTY OF MONTGOMERY:

The Foregoing instrument was acknowledged before me, a notary public, this
24th day of February 2016, by Felix E. Amenkhienan and
_____.


Notary Public
My Commission Expires:
Registration Number:

VISIBLE SEAL REQUIRED

ARTHUR V. SHAHEEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #354107
My Commission Expires July 31, 2016

~~FELIX E. AMENKHIENAN~~

Charlotte A. Amenkhienan
CHARLOTTE A. AMENKHIENAN


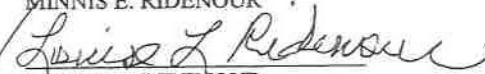
STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
20th day of March, 2016, by Charlotte A. Amenkhienan and

ARTHUR V. SHAHEEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #354107
My Commission Expires July 31, 2016


Arthur V. Shaheen
Notary Public
My Commission Expires:
Registration Number:

VISIBLE SEAL REQUIRED

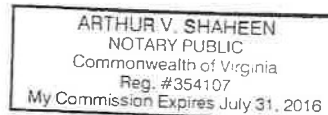

MINNIS E. RIDENOUR

LOUISE L. RIDENOUR

STATE OF VIRGINIA
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
25th day of February 2016, by MINNIS E. RIDENOUR and
LOUISE L. RIDENOUR.


Notary Public
My Commission Expires:
Registration Number:

VISIBLE SEAL REQUIRED

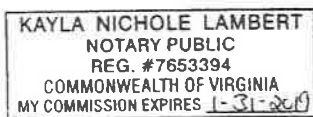


THOMAS H. OLLENDICK
THOMAS H. OLLENDICK

MARY C. OLLENDICK
MARY C. OLLENDICK

STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
26th day of February, 2016, by Thomas H. Ollendick and
Mary C. Ollendick.



Kayla Nichole Lambert
Notary Public
My Commission Expires: January 31, 2019
Registration Number: 7653394

VISIBLE SEAL REQUIRED

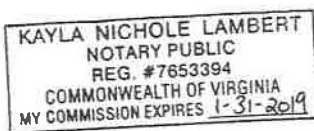
FLOYD W. MERRYMAN, III, TRUSTEE OF THE
FLOYD W. MERRYMAN, III REVOCABLE
TRUST

BY: Floyd W. Merryman, TRUSTEE

Jaleh Roya Gharavi
JALEH ROYA GHARAVI

STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
3rd day of March, 2016, by Floyd Merryman, Trustee, and
Jaleh Roya Gharavi.



Kayla Nichole Lambert
Notary Public
My Commission Expires: January 31, 2019
Registration Number: 7653394

VISIBLE SEAL REQUIRED

James O. Hicks
JAMES O. HICKS

Eva M. Hicks
EVA M. HICKS

STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this
8th day of March, 2016, by James O. Hicks and
Eva M. Hicks.

Arthur V. Shaheen

Notary Public
My Commission Expires:
Registration Number:

ARTHUR V. SHAHEEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #354107
My Commission Expires July 31, 2016

VISIBLE SEAL REQUIRED

ARTHUR V. SHAHEEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #354107
My Commission Expires July 31, 2016

LARRY A. COWLEY, TRUSTEE UNDER
THE LARRY A. COWLEY AND PATRICIA
L. COWLEY LIVING TRUST DATED
JUNE 27, 2013

BY: *Larry A. Cowley*
TRUSTEE

PATRICIA L. COWLEY TRUSTEE UNDER
THE LARRY A. COWLEY AND PATRICIA
L. COWLEY LIVING TRUST DATED
JUNE 27, 2013

BY: *Patricia L. Cowley*
TRUSTEE

STATE OF Virginia
CITY/COUNTY OF Montgomery:

The Foregoing instrument was acknowledged before me, a notary public, this

18th day of March, 2016, by Larry A. Cowley, Trustee, and

Patricia L. Cowley Trustee.

DANIELLE J WANG
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7589850
My Commission Expires March 31, 2018

[Signature]
Notary Public
My Commission Expires: 3/31/2018
Registration Number: 7589850

VISIBLE SEAL REQUIRED

INSTRUMENT #160001976
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
MARCH 23, 2016 AT 04:06PM

ERICA W. WILLIAMS, CLERK
RECORDED BY: CRW