

AMENDMENT TO GATLING POINTE'S
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
APPLICABLE TO ALL PROPERTY IN GATLING POINTE

This Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable to All Property in Gatling Pointe ("Declaration") is made this 22nd day of January, 2024, by the Owners in Gatling Pointe Community Association, Inc., a Virginia nonstock corporation (the "Association"), the Association to be indexed as both "Grantor" and "Grantee" for recordation purposes.

RECITALS:

(LEGAL HISTORY, PURPOSE OF THIS DECLARATION, OWNERS' INTENT)

R-1. The Association's Developer, Tidewater Brandermill Associates, a Virginia general partnership (the "Company"), created Gatling Pointe Subdivision ("Gatling Pointe") by a document titled "Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to all Property in Gatling Pointe" ("Original Declaration I"), dated June 9, 1988, and recorded that day in the Clerk's Office of the Circuit Court of the County of Isle of Wight, Virginia ("Clerk's Office") in Deed Book 342, Page 139, as the same was amended from time to time.

R-2. The Company also recorded a document titled "Declaration of Covenants and Restrictions of the Gatling Pointe Community Association, Inc. and Tidewater Brandermill Associates, A Virginia General Partnership" ("Original Declaration II") dated June 9, 1988, and recorded that day in the Clerk's Office in Deed Book 342, Page 152, as the same was amended from time to time.

R-3. Gatling Pointe's Owners replaced the Original Declaration I and Original Declaration II with an Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable to All Property in Gatling Pointe, recorded in the Clerk's Office on July 8, 2016, as Instrument #162893.

R-4. The Association's Owners believe it is in the best interests of the Association to add a statement to the Declaration regarding use of the Lots to clarify the Owners approve of Lots used for residential purposes only, and not for short term rental use.

R-5. The Amended and Restated Declaration can be amended by a vote of two-thirds (2/3rds) of the votes cast at an Association Meeting in accordance with Article VIII, Section 3, of the Declaration.

Parcel IDs: See Schedule A Attached (too numerous to list)
Prepared By and Return To: Gatling Pointe Community Association, Inc.
c/o United Property Associates
5849 Harbour View Blvd., Ste 200, Suffolk, VA 23435

NOW, THEREFORE, Gatling Pointe's Owners do hereby approve of an Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable to All Property in Gatling Pointe as stated here:

- 1. Article III, entitled Additional Restrictions affecting Residential Lots, Section 2, entitled Use, is hereby amended to add a new paragraph to read as follows:

Owners may lease their Lot provided the initial term of the lease is not less than 12 consecutive months. No Lot shall be used for any cooperative, licensing, periodic, short term rental, timesharing or other use that entails daily, weekly, monthly or any other type of revolving or periodic occupancy by co-Owners, guests or residents, unless approved by the Association's Board of Directors after written request by an Owner to do so.

The undersigned President of the Gatling Pointe Board of Directors does hereby certify that this Amendment to Declaration has been approved by a vote of two-thirds (2/3rds) of the votes cast at an Association Meeting in accordance with Article VIII, Section 3, of the Declaration, as evidenced by their signatures on file with the Association, which such signatures constitute ratification of and consent to the Amendment by the Lot Owners, both certifications required by Section 55.1-1829.F of the Virginia Property Owners' Association Act.

EXECUTED on the date first written above by a duly authorized officer of the Association.

GATLING POINTE
COMMUNITY ASSOCIATION, INC.,
a Virginia Nonstock Corporation

By: Sarah R. Palamara
Sarah R. Palamara, President

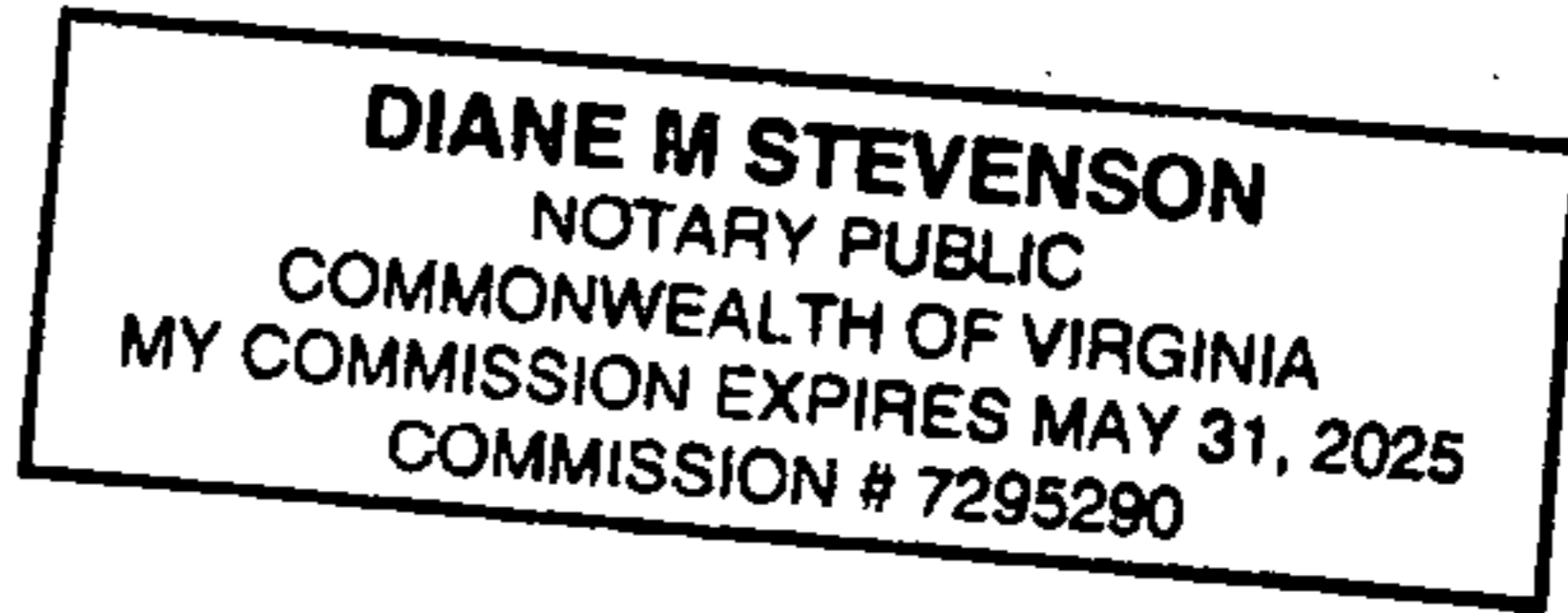
COMMONWEALTH OF VIRGINIA,
County CITY OF Isle of Wight, to wit:

The foregoing instrument was acknowledged this 31st day of January, 2024, before me, the undersigned Notary Public, by Sarah R. Palamara, President of the Board of Directors of Gatling Pointe Community Association, Inc.

Diane M. Stevenson
Notary Public

Notary Registration Number: 7295290

My Commission Expires: 05-31-2025



AMENDMENT
TO GATLING POINTE'S
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
APPLICABLE TO ALL PROPERTY IN GATLING POINTE

EXHIBIT A: PARCEL IDs

23F-01-001	100 Winterberry Ln	23F-01-031	104 N Winterberry Ct
23F-01-002	102 Winterberry Ln	23F-01-032	105 N Winterberry Ct
23F-01-003	102 S Winterberry Ct	23F-01-033	103 N Winterberry Ct
23F-01-004	104 S Winterberry Ct	23F-01-034	103 Winterberry Ln
23F-01-005	106 S Winterberry Ct	23F-01-035	101 Winterberry Ln
23F-01-006	105 S Winterberry Ct	23F-02-001	101 Spinnaker Run Ln
23F-01-007	103 S Winterberry Ct	23F-02-002	103 Spinnaker Run Ln
23F-01-008	101 S Winterberry Ct	23F-02-003	103 Spinnaker Run Ct
23F-01-009	202 Winterberry Ln	23F-02-004	105 Spinnaker Run Ct
23F-01-010	204 Winterberry Ln	23F-02-005	107 Spinnaker Run Ct
23F-01-011	206 Winterberry Ln	23F-02-006	109 Spinnaker Run Ct
23F-01-012	102 Winterberry Cir	23F-02-007	111 Spinnaker Run Ln
23F-01-013	104 Winterberry Cir	23F-02-008	110 Spinnaker Run Ct
23F-01-014	106 Winterberry Cir	23F-02-009	108 Spinnaker Run Ct
23F-01-015	108 Winterberry Cir	23F-02-010	106 Spinnaker Run Ct
23F-01-016	109 Winterberry Cir	23F-02-011	104 Spinnaker Run Ct
23F-01-017	107 Winterberry Cir	23F-02-012	102 Spinnaker Run Ct
23F-01-018	105 Winterberry Cir	23F-02-013	201 Spinnaker Run Ln
23F-01-019	103 Winterberry Cir	23F-02-014	203 Spinnaker Run Ln
23F-01-020	101 Winterberry Cir	23F-02-015	205 Spinnaker Run Ln
23F-01-021	304 Winterberry Ln	23F-02-016	207 Spinnaker Run Ln
23F-01-022	306 Winterberry Ln	23F-02-017	209 Spinnaker Run Ln
23F-01-023	307 Winterberry Ln	23F-02-018	210 Spinnaker Run Ln
23F-01-024	305 Winterberry Ln	23F-02-020	206 Spinnaker Run Ln
23F-01-025	303 Winterberry Ln	23F-02-021	204 Spinnaker Run Ln
23F-01-026	301 Winterberry Ln	23F-02-022	202 Spinnaker Run Ln
23F-01-027	207 Winterberry Ln	23F-02-023	200 Spinnaker Run Ln
23F-01-028	205 Winterberry Ln	23F-02-024	104 Spinnaker Run Ln
23F-01-029	203 Winterberry Ln	23F-02-025	102 Spinnaker Run Ln
23F-01-030	201 Winterberry Ln	23F-02-026	100 Spinnaker Run Ln

23F-03-001	403 Gatling Pointe Pky	23F-04-033	108 Regatta Ln,
23F-03-002	405 Gatling Pointe Pky	23F-04-034	106 Regatta Ln
23F-03-003	501 Gatling Pointe Pky	23F-04-035	104 Regatta Ln
23F-03-004	503 Gatling Pointe Pky	23F-04-036	102 Regatta Ln
23F-03-005	103 Mariners Pointe Ln	23F-04-037	100 Regatta Ln
23F-03-006	109 Mariners Cir	23F-04-038	101 Shallowford Cir
23F-03-007	107 Mariners Cir	23F-04-039	103 Shallowford Cir
23F-03-008	105 Mariners Cir	23F-04-040	104 Shallowford Cir
23F-03-009	103 Mariners Cir	23F-04-041	102 Shallowford Cir
23F-03-010	101 Mariners Cir	23F-04-042	100 Shallowford Cir
23F-03-011	100 Mariners Cir	23F-05-001	100 Sunrise Bluff Ln
23F-03-012	102 Mariners Cir	23F-05-002	102 Sunrise Bluff Ln
23F-03-013	104 Mariners Cir	23F-05-003	102 Sunrise Bluff Ct
23F-03-014	106 Mariners Cir	23F-05-004	104 Sunrise Bluff Ct
23F-03-015	108 Mariners Cir	23F-05-005	106 Sunrise Bluff Ct
23F-03-016	110 Mariners Cir	23F-05-006	108 Sunrise Bluff Ct
23F-03-017	101 Mariners Ct	23F-05-007	107 Sunrise Bluff Ct
23F-03-018	103 Mariners Ct	23F-05-008	105 Sunrise Bluff Ct
23F-03-019	105 Mariners Ct	23F-05-009	103 Sunrise Bluff Ct
23F-03-020	106 Mariners Ct	23F-05-010	101 Sunrise Bluff Ct
23F-03-021	104 Mariners Ct	23F-05-011	204 Sunrise Bluff Ln
23F-03-022	102 Mariners Ct	23F-05-012	206 Sunrise Bluff Ln
23F-03-023	100 Mariners Ct	23F-05-013	208 Sunrise Bluff Ln
23F-03-024	204 Mariners Cir	23F-05-014	209 Sunrise Bluff Ln
23F-03-025	206 Mariners Cir	23F-05-015	207 Sunrise Bluff Ln
23F-03-026	208 Mariners Cir	23F-05-016	205 Sunrise Bluff Ln
23F-03-027	207 Mariners Cir	23F-05-017	203 Sunrise Bluff Ln
23F-03-028	205 Mariners Cir	23F-05-018	201 Sunrise Bluff Ln
23F-03-029	203 Mariners Cir	23F-05-019	105 Sunrise Bluff Ln
23F-03-030	201 Mariners Cir	23F-05-020	103 Sunrise Bluff Ln
23F-03-031	102 Mariners Pointe Ln	23F-05-021	101 Sunrise Bluff Ln
23F-03-032	100 Mariners Pointe Ln	23F-06-001	500 Gatling Pointe Pky
23F-03-033	603 Gatling Pointe Pky	23F-06-002	602 Gatling Pointe Pky
23F-04-027	101 Regatta Ln	23F-06-003	604 Gatling Pointe Pky
23F-04-028	103 Regatta Ln	23F-06-004	606 Gatling Pointe Pky
23F-04-029	105 Regatta Ln	23F-06-005	608 Gatling Pointe Pky
23F-04-030	107 Regatta Ln	23F-06-006	610 Gatling Pointe Pky
23F-04-031	109 Regatta Ln,	23F-06-007	700 Gatling Pointe Pky
23F-04-032	110 Regatta Ln	23F-06-008	702 Gatling Pointe Pky

23F-06-009	704 Gatling Pointe Pky	23F-07-028	205 Clipper Creek Ln
23F-06-010	800 Gatling Pointe Pky	23F-07-029	203 Clipper Creek Ln
23F-06-011	900 Gatling Pointe Pky	23F-07-030	201 Clipper Creek Ln
23F-06-012	902 Gatling Pointe Pky	23F-07-031	105 Clipper Creek Ln
23F-06-013	1000 Gatling Pointe Pky	23F-07-032	103 Clipper Creek Ln
23F-06-014	1002 Gatling Pointe Pky	23F-07-033	101 Clipper Creek Ln
23F-06-015	1100 Gatling Pointe Pky	23F-08-001	100 S James Landing Ct
23F-06-016	1102 Gatling Pointe Pky	23F-08-002	102 S James Landing Ct
23F-06-017	1104 Gatling Pointe Pky	23F-08-003	104 S James Landing Ct
23F-06-018	1106 Gatling Pointe Pky	23F-08-004	106 S James Landing Ct
23F-06-019	1108 Gatling Pointe Pky	23F-08-005	107 S James Landing Ct
23F-06-020	1200 Gatling Pointe Pky	23F-08-006	105 S James Landing Ct
23F-07-001	100 Clipper Creek Ln	23F-08-007	103 S James Landing Ct
23F-07-002	100 Clipper Creek Ct	23F-08-008	101 S James Landing Ct
23F-07-003	102 Clipper Creek Ct	23F-08-009	202 James Landing Cir
23F-07-004	104 Clipper Creek Ct	23F-08-010	204 James Landing Cir
23F-07-005	106 Clipper Creek Ct	23F-08-011	206 James Landing Cir
23F-07-006	105 Clipper Creek Ct	23F-08-012	208 James Landing Cir
23F-07-007	103 Clipper Creek Ct	23F-08-013	210 James Landing Cir
23F-07-008	200 Clipper Creek Ln	23F-08-014	212 James Landing Cir
23F-07-009	202 Clipper Creek Ln	23F-08-015	214 James Landing Cir
23F-07-010	300 Clipper Creek Ln	23F-08-016	215 James Landing Cir
23F-07-011	302 Clipper Creek Ln	23F-08-017	213 James Landing Cir
23F-07-012	304 Clipper Creek Ln	23F-08-018	211 James Landing Cir
23F-07-013	306 Clipper Creek Ln	23F-08-019	209 James Landing Cir
23F-07-014	308 Clipper Creek Ln	23F-08-020	207 James Landing Cir
23F-07-015	310 Clipper Creek Ln	23F-08-021	205 James Landing Cir
23F-07-016	311 Clipper Creek Ln	23F-08-022	203 James Landing Cir
23F-07-017	309 Clipper Creek Ln	23F-08-023	100 N James Landing Ct
23F-07-018	307 Clipper Creek Ln	23F-08-024	102 N James Landing Ct
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23F-07-020	303 Clipper Creek Ln	23F-08-026	106 N James Landing Ct
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23F-07-022	102 Clipper Creek Cir	23F-08-028	110 N James Landing Ct
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23F-07-026	105 Clipper Creek Cir	23F-08-032	103 N James Landing Ct
23F-07-027	103 Clipper Creek Cir	23F-08-033	101 N James Landing Ct

23F-09-001 101 Commodore Ln
23F-09-002 103 Commodore Ln
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23F-10-001 605 Gatling Pointe Pky

23F-10-003 609 Gatling Pointe Pky
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23F-11-006 108 Watch Harbour Cir
23F-11-007 106 Watch Harbour Cir
23F-11-008 104 Watch Harbour Cir
23F-11-009 102 Watch Harbour Cir
23F-11-010 100 Watch Harbour Cir

 Sarah R. Palamara Atty

INSTRUMENT # 240000480
RECORDED IN THE CLERK'S OFFICE
ISLE OF WIGHT COUNTY ON
FEBRUARY 8, 2024 AT 04:07PM

LAURA E. SMITH, CLERK
RECORDED BY: DDS