

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

(Automatic Increase in Annual Assessment)

This Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable to All Property in Gatling Pointe ("Declaration") is made this 26<sup>th</sup> day of January, 2026, 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 change the Automatic Increase in Annual Assessment rate of a required 10% to "up to 10%".

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

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.

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 V, entitled Covenants for Assessments, Section 4, entitled Automatic Increase in Annual Assessment, is hereby amended to add a new paragraph to read as follows:

From and after January 1, 2026, the Annual Assessment may be increased each year by up to 10 percent (0% up to 10%) of the prior fiscal year's assessment.

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,  
MNF CITY OF Isle of Wight to wit:  
County

The foregoing instrument was acknowledged this 24 day of April,  
2024, before me, the undersigned Notary Public, by Sarah Palamara,  
President of Gatling Pointe of Directors of Gatling Pointe Community Association, Inc.



Mila Newby-Hazier  
Notary Public

Notary Registration Number: 00284294  
My Commission Expires: JANUARY 31, 2028

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AMENDED AND RESTATED  
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APPLICABLE TO ALL PROPERTY IN GATLING POINTE

(Automatic Increase in Annual Assessment)

Schedule A: Parcel IDs

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

23F-02-025 102 Spinnaker Run Ln  
23F-02-026 100 Spinnaker Run Ln  
23F-03-001 403 Gatling Pointe Pky  
23F-03-002 405 Gatling Pointe Pky  
23F-03-003 501 Gatling Pointe Pky  
23F-03-004 503 Gatling Pointe Pky  
23F-03-005 103 Mariners Pointe Ln  
23F-03-006 109 Mariners Cir  
23F-03-007 107 Mariners Cir  
23F-03-008 105 Mariners Cir  
23F-03-009 103 Mariners Cir  
23F-03-010 101 Mariners Cir  
23F-03-011 100 Mariners Cir  
23F-03-012 102 Mariners Cir  
23F-03-013 104 Mariners Cir  
23F-03-014 106 Mariners Cir  
23F-03-015 108 Mariners Cir  
23F-03-016 110 Mariners Cir  
23F-03-017 101 Mariners Ct  
23F-03-018 103 Mariners Ct  
23F-03-019 105 Mariners Ct  
23F-03-020 106 Mariners Ct  
23F-03-021 104 Mariners Ct  
23F-03-022 102 Mariners Ct  
23F-03-023 100 Mariners Ct  
23F-03-024 204 Mariners Cir  
23F-03-025 206 Mariners Cir  
23F-03-026 208 Mariners Cir  
23F-03-027 207 Mariners Cir  
23F-03-028 205 Mariners Cir  
23F-03-029 203 Mariners Cir  
23F-03-030 201 Mariners Cir  
23F-03-031 102 Mariners Pointe Ln  
23F-03-032 100 Mariners Pointe Ln  
23F-03-033 603 Gatling Pointe Pky  
23F-04-027 101 Regatta Ln  
23F-04-028 103 Regatta Ln  
23F-04-029 105 Regatta Ln  
23F-04-030 107 Regatta Ln

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

23F-06-007 700 Gatling Pointe Pky  
23F-06-008 702 Gatling Pointe Pky  
23F-06-009 704 Gatling Pointe Pky  
23F-06-010 800 Gatling Pointe Pky  
23F-06-011 900 Gatling Pointe Pky  
23F-06-012 902 Gatling Pointe Pky  
23F-06-013 1000 Gatling Pointe Pky  
23F-06-014 1002 Gatling Pointe Pky  
23F-06-015 1100 Gatling Pointe Pky  
23F-06-016 1102 Gatling Pointe Pky  
23F-06-017 1104 Gatling Pointe Pky  
23F-06-018 1106 Gatling Pointe Pky  
23F-06-019 1108 Gatling Pointe Pky  
23F-06-020 1200 Gatling Pointe Pky  
23F-07-001 100 Clipper Creek Ln  
23F-07-002 100 Clipper Creek Ct  
23F-07-003 102 Clipper Creek Ct  
23F-07-004 104 Clipper Creek Ct  
23F-07-005 106 Clipper Creek Ct  
23F-07-006 105 Clipper Creek Ct  
23F-07-007 103 Clipper Creek Ct  
23F-07-008 200 Clipper Creek Ln  
23F-07-009 202 Clipper Creek Ln  
23F-07-010 300 Clipper Creek Ln  
23F-07-011 302 Clipper Creek Ln  
23F-07-012 304 Clipper Creek Ln  
23F-07-013 306 Clipper Creek Ln  
23F-07-014 308 Clipper Creek Ln  
23F-07-015 310 Clipper Creek Ln  
23F-07-016 311 Clipper Creek Ln  
23F-07-017 309 Clipper Creek Ln  
23F-07-018 307 Clipper Creek Ln  
23F-07-019 305 Clipper Creek Ln  
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23F-07-025 107 Clipper Creek Cir

23F-07-026 105 Clipper Creek Cir  
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23F-07-030 201 Clipper Creek Ln  
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23F-07-033 101 Clipper Creek Ln  
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23F-08-031 105 N James Landing Ct

23F-08-032 103 N James Landing Ct  
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23F-09-023 100 Commodore Ln

23F-10-001 605 Gatling Pointe Pky  
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23F-10-010 112 Water Pointe Ln  
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23F-10-012 108 Water Pointe Ln  
23F-10-013 106 Water Pointe Ln  
~~23F-10-014 104 Water Pointe Ln~~  
23F-10-015 102 Water Pointe Ln  
23F-10-016 100 Water Pointe Ln  
23F-11-001 101 Watch Harbour Cir  
23F-11-002 103 Watch Harbour Cir  
23F-11-003 105 Watch Harbour Cir  
23F-11-004 107 Watch Harbour Cir  
23F-11-005 109 Watch Harbour Cir  
23F-11-006 108 Watch Harbour Cir  
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23F-11-008 104 Watch Harbour Cir  
23F-11-009 102 Watch Harbour Cir  
23F-11-010 100 Watch Harbour Cir

INSTRUMENT #260002037  
RECORDED ISLE OF WIGHT CO CIRCUIT COURT CLERK'S OFFICE  
Apr 28, 2026 AT 11:38:06 am  
LAURA E. SMITH, CLERK by BAW

To: Sarah R. Balamara