

**VIRGINIA LAND RECORD COVER SHEET**  
**FORM A – COVER SHEET CONTENT**

Instrument Date: 10/31/2017  
Instrument Type: DEC  
Number of Parcels: 2 Number of Pages: 3  
☐ City ☒ County

HENRICO

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor: \_\_\_\_\_

☐ Grantee: \_\_\_\_\_

Consideration: \$0.00

Existing Debt: \$0.00

Actual Value/Assumed: \$0.00

**PRIOR INSTRUMENT UNDER § 58.1-803(D):**

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: 5442 Original Page Number: 0913 Original Instrument Number: \_\_\_\_\_

Prior Recording At: ☐ City ☒ County

HENRICO

Percentage In This Jurisdiction: 100%

**BUSINESS / NAME**

1 ☒ Grantor: KCA/BEDFORD, LLC

2 ☒ Grantor: BEDFORD FALLS AT HICKORY GROVE SECTION 2

1 ☒ Grantee: N/A

☐ Grantee: \_\_\_\_\_

**GRANTEE ADDRESS**

Name: N/A

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: VA Zip Code: \_\_\_\_\_

Book Number: 5442 Page Number: 0913 Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 747-770-4264 Tax Map Number: 747-770-4264

Short Property Description: BEDFORD FALLS AT HICKORY GROVE  
SECTION 2

**Current Property Address**

City: GLEN ALLEN State: VA Zip Code: 23059

Instrument Prepared By: KCA/BEDFORD, LLC Recording Paid By: ATAK PROPERTIES, INC.

Recording Returned To: KCA/BEDFORD, LLC - ATTN: RICK MELCHOR

Address: 4130 INNSLAKE DRIVE

City: GLEN ALLEN State: VA Zip Code: 23060

RECORDED IN  
COUNTY OF HENRICO, VA  
HEIDI S. BARSHINGER  
CLERK OF CIRCUIT COURT

FILED Nov 06, 2017  
AT 11:30 am

BOOK 05678

START PAGE 1911

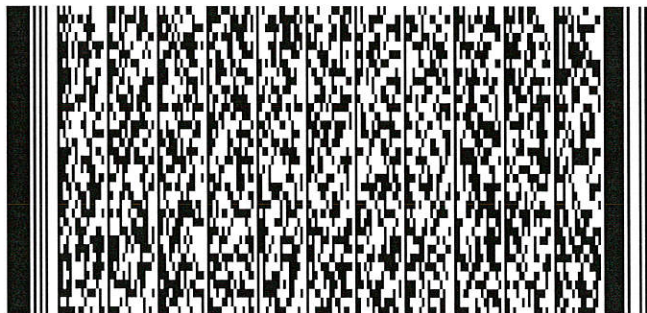
END PAGE 1915

INSTRUMENT #  
201700036258

SCG

(Area Above Reserved For Deed Stamp Only)

BK5678PG1911



**VIRGINIA LAND RECORD COVER SHEET**

**FORM C – ADDITIONAL PARCELS**

BK5678PG1912

Instrument Date: 10/31/2017  
Instrument Type: DEC  
Number of Parcels: 2 Number of Pages: 3  
☐ City ☒ County  
HENRICO

**PARCELS IDENTIFICATION OR TAX MAP**

Prior Recording At: ☐ City ☒ County  
HENRICO  
Percentage In This Jurisdiction: 100%  
Book Number: 5442 Page Number: 0913  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 747-770-1980

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 747-770-1980

Short Property Description: BEDFORD FALLS AT HICKORY GROVE  
SECTION 2

Current Property Address: \_\_\_\_\_  
City: GLEN ALLEN State: VA Zip Code: 23059

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: \_\_\_\_\_  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Parcel Identification Number (PIN): \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Short Property Description: \_\_\_\_\_

Current Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_



Prepared by Owner and  
After Recording Return to:  
KCA/Bedford, LLC  
4130 Innslake Drive  
Glen Allen, VA 23060

**GPIN: 747-770-4264 & 747-770-1980**

**SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
BEDFORD FALLS AT HICKORY GROVE (SECTION 2)**

**THIS SUPPLEMENTAL DECLARATION** ("Supplemental Declaration") is made as of the 31<sup>st</sup> day of October, 2017, by KCA/BEDFORD, LLC, a Virginia limited liability company (the "Declarant").

**RECITALS**

A. By Declaration of Covenants, Conditions and Restrictions for Bedford Falls at Hickory Grove dated August 10, 2015, recorded August 12, 2015, in the Clerk's Office of the Circuit Court of Henrico County, Virginia (the "Clerk's Office"), in Deed Book 5393, at Page 1587 et seq., as amended and restated pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bedford Falls at Hickory Grove dated January 4, 2016, recorded January 8, 2016, in Deed Book 5442 at Page 0913 et seq. in the aforesaid Clerk's Office (collectively, the "Declaration"), Declarant submitted the Property (as defined in the Declaration) to a common scheme of development, restrictions and conditions. Capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Declaration.

B. Article X, Section 10.3 of the Declaration provides that the Declarant shall have the unilateral right to subject all or any portion of the property described in Exhibit C attached to the Declaration (defined as Additional Property in the Declaration), to the provisions of the Declaration.

C. Declarant intends to submit that portion of the Additional Property that is known as Section 2 of Bedford Falls at Hickory Grove ("Section 2") and more fully described in the "Exhibit A" attached hereto, to the provisions of the Declaration.

NOW THEREFORE, pursuant to the rights reserved by the Declarant, and in accordance with Article X, Section 10.3 of the Declaration, the Declarant does hereby declare the following:

1. Annexation of Section 2. Pursuant to Article X, Section 10.3 of the Declaration, Declarant does hereby annex and subject Section 2, together with all those improvements located thereon, to all of the easements, restrictions, covenants and conditions set forth in the Declaration



so that henceforth Section 2 shall be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the easements, restrictions, covenants and conditions of the Declaration, which shall run with the title to Section 2 and be binding on all parties having any right, title or interest in Section 2 or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

2. Property as Defined in the Declaration. The term "Property," as defined in Article I, Section 1.19 of the Declaration, shall include Section 2.

Except as modified by this Supplemental Declaration, all of the terms and provisions of the Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration to be executed by its duly authorized officer.

KCA/BEDFORD, LLC,  
a Virginia limited liability company

By: Attack Properties, Inc., its Manager

By: Cindy S. Weinstock  
Cindy S. Weinstock  
President

Commonwealth of Virginia  
County of Henrico, to-wit:

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2017, by Cindy S. Weinstock, President of Attack Properties, Inc., a Virginia corporation, Manager of KCA/Bedford, LLC, a Virginia limited liability company, on behalf of the company.

Frances Belkin Shahan  
Notary Public

Notary #: 7255404

My Commission expires: 4/30/2021

Commonwealth Of Virginia  
Frances Belkin Shahan - Notary Public  
Commission No. 7255404  
My Commission Expires 4/30/2021

**Exhibit A**

ALL THAT PARCEL OF LAND LYING IN THE THREE CHOPT DISTRICT OF HENRICO COUNTY, VIRGINIA SITUATED ON THE WEST LINE OF NEW WADE LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF NEW WADE LANE AND 43.43' WEST OF THE WESTERN LINE OF NUCKOLS ROAD BEING LABELED P.O.B ON THIS PLAT:

THENCE DEPARTING S16°29'43"E 301.62' TO A POINT;

THENCE S40°41'50"W 34.61';

THENCE S68°46'56"W 390.00';

THENCE S77°52'21"W 50.64';

THENCE S70°30'05"W 125.44';

THENCE N17°27'44"W 442.19';

THENCE N70°33'46"E 191.95';

THENCE S19°26'14"E 117.66'

THENCE N70°33'46"E 403.78' TO A POINT AND THE PLACE OF BEGINNING, AND CONTAINING 4.96 ACRES OF LAND.

BEING a portion of the same real estate conveyed to KCA/BEDFORD, LLC, a Virginia limited liability company, by deed from ROBERT L. LLOYD LIVING TRUST U/A DATED JANUARY 21, 1999 and GERALDINE H. LLOYD LIVING TRUST U/A DATED JANUARY 21, 1999, dated May 4, 2016, recorded May 6, 2016, in the Clerk's Office, Circuit Court, Henrico County, Virginia, in Deed Book 5480, page 1213 and by deed from GEORGE M. URBAN, dated August 7, 2014 and recorded August 13, 2014 in the aforementioned Clerk's Office in Deed Book 5285, page 2235.

INSTRUMENT # 201700036258  
RECORDED IN THE CLERK'S OFFICE OF  
HENRICO COUNTY ON  
NOVEMBER 8, 2017 AT 11:30AM

HEIDI S. BARSHINGER, CLERK  
RECORDED BY: SCG