

24245

SUPPLEMENTAL DECLARATION OF COVENANTS AND  
RESTRICTIONS FOR BENTWOOD ESTATES

THIS SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR BENTWOOD ESTATES made this 3<sup>rd</sup> day of July, 2007, by PHILLIP P. COGAR, hereinafter called "Developer."

WITNESS:

WHEREAS, by a Declaration of Covenants and Restrictions for BENTWOOD ESTATES dated April 10, 1997, and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia in Deed Book 579, at page 213, the Developer subjected certain real property being known as all lots and common areas within the Bentwood Estates to all of the rights, reservations, restrictions, covenants, conditions, easements, rights-of-way, liens, charges, and assessments more fully set forth in the aforesaid Declaration of Covenants and Restrictions and Easements dated April 10, 1997, of record in the aforesaid Clerk's Office in Deed Book 579, at page 213; and

WHEREAS, by a Supplemental Declaration of Covenants and Restrictions for Bentwood Estates dated the 4<sup>th</sup> day of June 1997, and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Deed Book 582, at page 327, and by that certain Supplemental Declaration dated the 20<sup>th</sup> day of November 1997, and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Deed Book 590, at page 459, and by that certain Supplemental Declaration dated the 17<sup>th</sup> day of February 2005, and recorded in the aforesaid Clerk's office in Deed Book 789, at page 390, additional lots and common areas within BENTWOOD ESTATES were subjected to the aforesaid Declaration of Covenants and Restrictions dated April 10, 1997, of record in the aforesaid Clerk's office in Deed Book 579, at page 213; and

WHEREAS, by a Supplemental Declaration of Covenants and Restrictions for Bentwood Estates dated June 30, 2006, recorded in the aforesaid County Clerk's office in Deed Book 846, at page 200, that Declaration of Covenants and Restrictions for Bentwood Estates recorded in Deed Book 579, at page 213 was amended; and

WHEREAS, Developer is desirous of annexing to the scheme of the Declaration of Covenants and Restrictions of April 10, 1997, that real estate known as Lots 22, 23, 24, 25, 26, 27, 110, 111, 112, 113, 114, 115, 116, 117, 119, 120, 121, 122, 123 and 124 of Section 4, Bentwood Estates Subdivision, which is part of those tracts of real estate conveyed to Developer by those deeds dated October 6, 1997 and August 1, 1998, and recorded in the aforesaid Clerk's Office in Deed Book 588, at page 274, and Deed Book 606, at page 373, which annexation is permitted and provided for by Article II of the Declaration of Covenants and Restrictions for Bentwood Estates dated April 10, 1997.

NOW, THEREFORE, the Developer declares that all of the real property, including all of the roadways within said Subdivision area designated as Bentwood Estates, Section 4, and including but not limited to Lots 22, 23, 24, 25, 26, 27, 110, 111, 112, 113, 114,

COPY

115, 116, 117, 119, 120, 121, 122, 123 and 124 of Bentwood Estates, Section 4, as more fully shown upon a plat thereof prepared by Gregory Yebernetsky, dated February 6, 2006, and recorded in the aforesaid Clerk's office in Plat Cabinet 13, at Slide 89, which plat is hereby incorporated herein by reference, being a part of those tracts of real estate conveyed to Developer by Deed dated October 6, 1997 and August 1, 1998, and recorded in the aforesaid Clerk's office in Deed Book 588, at page 274, and Deed Book 606, at page 373, are and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges, assessments and liens (sometimes referred to as "Covenants and Restrictions") set forth in that certain Declaration of Covenants and Restrictions for Bentwood Estates dated April 10, 1997, executed by William M. Bennett and Thelma E. Bennett, Developer, and recorded in the aforesaid Clerk's office in Deed Book 579, at page 213, and as supplemented and amended by instruments recorded in Deed Book 582, at page 327; Deed Book 590, at page 459; Deed Book 789, at page 390; Deed Book 846, at page 200, all of said easements, reservations, restrictions, covenants, conditions, rights, obligations, liens and assessments set forth in said Declaration of Covenants and Restrictions of Bentwood Estates dated April 10, 1997, and as subsequently supplemented and amended, being hereby incorporated herein by reference as if the same were set forth herein verbatim.

The above-described easements, restrictions, covenants, conditions, rights, obligations, reservations, liens and assessments are for the purpose of protecting the values and amenities of Section 4 of Bentwood Estates and shall run with the real property and be binding on all parties having any right, title or interest in the above-described property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

Witness the following signature and seal as of the day and date first above written, by the Developer herein.

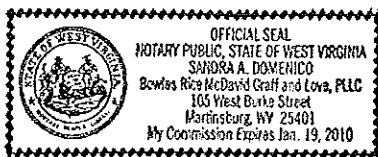
*Phillip P. Cogar*  
Phillip P. Cogar

STATE OF WEST VIRGINIA  
COUNTY OF BERKELEY, to-wit:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 2007, by Phillip A. Cogar, the Developer named herein.

*Sandra A. Domenico*  
Notary Public

My Commission Expires Jan. 19, 2010



BERKELEY COUNTY, WV  
FILED  
July 03, 2007 10:49:08  
JOHN W. SMALL JR.  
COUNTY CLERK  
TRANSACTION NO: 2007024245  
BOOK OF DEEDS  
Book: 00872 Page: 00595

