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Prepared by:
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Franklin, Denney, Ward & Dryer, PLC
129 N. Wayne Avenue, Waynesboro, Virginia 22980

**Rolla Mills Business & Medical Center Condominiums
Second Amendment to the
Declaration of Condominium**

THIS SECOND AMENDMENT TO THE DECLARATION OF
CONDOMINIUM, made this 2nd day of March, 2015 by LAKE
FRONT PROPERTIES, L.L.C., a Virginia limited liability company, hereinafter
known as "Declarant" (Grantor and Grantee) with its principal office at 1449
Laurel Hill Road, Verona, Virginia 24482.

WITNESSETH

WHEREAS, Declarant filed the Declaration of Rolla Mills Business &
Medical Center Condominiums dated October 29, 2009, which is recorded in the
Clerk's Office of the Circuit Court of Augusta County, Virginia as Instrument
Number 090011219 and in Plat Book 1, Pages 7671 and 7672 (the "Declaration");
and

WHEREAS, Declarant has previously amended the Declaration by a First
Amendment dated March 8, 2010 and of record in the aforesaid Clerk's Office as
Instrument Number 100002175; and

WHEREAS, Declarant is the owner of more than 65% interest in the
Common Elements of the Condominium and reserved the right and power to
unilaterally amend the Declaration pursuant to its terms; and

WHEREAS, Declarant desires to amend Exhibit F, Architectural Review, of
the Declaration in order to benefit all Unit Owners in compliance with the
guidelines contained therein, and, by this document intends to amend the
Declaration as hereinafter described; and

WHEREAS, the Declaration contained provisions under Section 55-79.64 of the Condominium Act of the Code of Virginia to allow the option to contract the condominium the specific terms of which the Declarant wishes to amend.

NOW, THEREFORE, in consideration of the premises, the Declarant does hereby amend the Declaration as follows:

Architectural Review

1) Amendment to Exhibit F, Architectural Review of the Declaration, as follows:

A. The third paragraph of Exhibit F, Architectural Review, including the specific guidelines stated therein, is hereby deleted in its entirety; and

B. The following is hereby substituted as the third Paragraph of Exhibit F, Architectural Review:

The Declarant, in its consideration of building plans submitted for approval by an Owner, shall approve such building plans as Declarant deems proper to insure consistent and reasonably uniform improvements to the property, including uniformity of style and materials to Units that are already built and approved.

Option to Contract Condominium

2) Article VIII of the Declaration, Option to Contract Condominium, is hereby amended as follows:

A. The time period within which the option to contract the Condominium is hereby increased to 10 years from the recording of the Declaration, which was recorded October 30, 2009 as allowed by Section 55-79.54 of the Code of Virginia (see Article VIII (b));

B. The withdrawable land is described by metes and bounds on Exhibit A attached hereto and incorporated by reference pursuant to Section 55-79.54 of the Code of Virginia Section 55-79.54 (d)(4) of the Code of Virginia .

All other provisions, terms and conditions of the Declaration of Rolla Mills Business & Medical Center Condominiums dated October 29, 2009 and the First Amendment dated March 8, 2010 shall remain in full force and effect.

WITNESS the following signatures and seals:

LAKE FRONT PROPERTIES, L.L.C.

By: P.J. Wright, Jr. (SEAL)
P.J. Wright, Jr., Manager

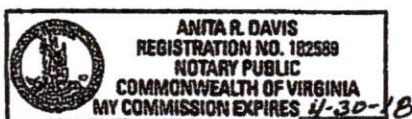
By: Walton C. Thompson (SEAL)
Walton C. Thompson, Trustee of the
Walton C. Thompson Living Trust, Manager

STATE OF VIRGINIA

CITY/COUNTY OF Waynesboro, to-wit:

The foregoing instrument was acknowledged before me this 4th day of March, 2015 by P. J. Wright, Jr., Manager, Lake Front Properties, L.L.C., a Virginia limited liability company.

My commission expires: 4-30-18



Anita R. Davis
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF Madison, to-wit:

The foregoing instrument was acknowledged before me this 2nd day of March, 2015 by Walton C. Thompson, Trustee of the Walton C. Thompson Living Trust, Manager.

My commission expires: 9/30/2017



Victoria Hanson (Kniaga)
Notary Public.

INSTRUMENT #150001469
RECORDED IN THE CLERK'S OFFICE OF
AUGUSTA COUNTY ON
MARCH 9, 2015 AT 11:42AM

CAROL M. BRYDGE, CLERK
RECORDED BY: CGW