

202602040

VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT

Instrument Date: 03/06/2026
Instrument Type: AMEND
Number of Parcels: Number of Pages: 5
[] City [X] County

ROANOKE

INSTRUMENT 202602040
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY CIRCUIT COURT ON
MARCH 10, 2026 AT 02:23 PM
W MICHAEL GALLIHER, CLERK
RECORDED BY: EMD

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)

(Area Above Reserved For Deed Stamp Only)

Original Principal: \$0.00
Fair Market Value Increase: \$0.00
Original Book Number: Original Page Number: Original Instrument Number:

Prior Recording At: [] City [X] County

ROANOKE

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1 [X] Grantor: THE VILLAGE AT HOLLINS HOMEOWNER'S ASSOCIATION, INC.
[] Grantor:
1 [X] grantee: THE VILLAGE AT HOLLINS HOMEOWNER'S ASSOCIATION, INC.
[] grantee:

GRANTEE ADDRESS:

Name: The Village at Hollins Homeowner's Association, Inc.
Address:
City: State: Zip Code:
Book Number: Page Number: Instrument Number:
Parcel Identification Number/Tax Map Number: 028.09-06-48.00-0000
Short Property Description:

Current Property Address:

City: Roanoke State: VA Zip Code: 24019
Instrument Prepared By: Rhodes, Butler & Dellinger, PC Recording Paid By: Rhodes, Butler & Dellinger, PC
Recording Returned To: Rhodes, Butler & Dellinger, PC
Address: 318 Washington Avenue
City: Roanoke State: VA Zip Code: 24015

**AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE VILLAGE AT HOLLINS
Tax Map No: 028.09-06-48.00-0000**

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for the Village at Hollins, is made and entered into this 6th day of March, 2026, by THE VILLAGE AT HOLLINS HOMEOWNERS' ASSOCIATION, INC., a Virginia nonstock corporation (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the Village at Hollins has been recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia as Instrument No. 200122117 and amended by Amendment recorded as Instrument No.202406252.

THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the Village at Hollins is amended as follows:

1. GENERAL PROHIBITIONS AND REQUIREMENTS are amended by inserting new Sections 29 through 34 as follows:

29. Parking of vehicles or trailers on any portion of a lot that is not a designated driveway or approved parking area, such as grass, landscaped areas, or other parts of the yard, is generally prohibited in order to maintain the aesthetic and condition of the community. However, occasional parking in the yard may be permitted on a temporary basis for special events, visitors, or short-term needs, provided it does not result in damage to the lawn or create a nuisance. Repeated or extended parking in the yard is not allowed.

The Association reserves the right to determine what constitutes excessive or inappropriate use and may issue warnings, assess fines, or require restorative action to the yard, lawn or landscaping at the expense of the owner if this guideline is not followed.

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30. Placement of trash containers must not be placed at the street or curb for collection prior to the day before scheduled collection. For bulk trash collection or

special collection days, bulk trash and containers may be placed at the street no earlier than the Saturday immediately preceding collection day.

All trash containers must be removed from the street, curb, or public view within 24 hours after collection. Occasional exceptions are permitted for Owners or Occupants who are temporarily out of town or have extenuating circumstances, provided that exception is not habitual or repeated on a consistent basis.

The Association reserves the right to determine what constitutes excessive violations and may issue warnings and assess fines if this guideline is not followed.

31. Homeowners are responsible for maintaining the exterior of their property, including the front yard, driveway, walkways, landscaping, and any visible structures, in a neat, clean, and orderly condition. This includes, but is not limited to, painting, repair of visible damage, and maintaining landscaping.

(a) All windows, shutters, and window treatments visible from the street must be kept in good repair and present a neat and uniform appearance. Homeowners shall ensure that:

- Broken or damaged window panes are promptly replaced.
- Window coverings (blinds, shades, curtains, or other treatments) on all street-facing windows are in good condition. Broken, torn, faded, or stained window coverings are prohibited. Unfinished or makeshift coverings such as sheets, blankets, or newspaper are prohibited.
- Window coverings are of neutral or harmonious colors that do not detract from the community's appearance.

(b) Landscaping requirements are as follows:

- All landscaping visible from the street, including lawns, flowerbeds, shrubs, trees, and other plantings, must be maintained in a healthy and orderly condition.
- Homeowners must complete all landscaping projects in a timely manner; unfinished landscaping, bare soil, or incomplete installations that are visible from the street are not permitted.
- Unfinished or neglected landscaping projects, overgrown or dead vegetation, and conditions that detract from the community's overall aesthetic are not permitted.

The Association reserves the right to determine what constitutes violations of this requirement and may issue warnings, assess fines, or require restorative action to the windows, dressings, yard, lawn or landscaping at the expense of the owner if this guideline is not followed.

32. Solar energy collection devices (“solar panels”) may be installed on a Lot only after written approval from the Board or Association’s Architectural Review Committee (“ARC”).

(a) Solar panels shall not be installed on any roof plane, structure, or portion of a Lot that is visible from any street within or adjacent to the Community.

- Panels mounted on the front-facing roof of a dwelling are prohibited.
- Panels mounted on side-roof planes that are visible from the street are prohibited.
- Ground-mounted solar panels are prohibited if visible from the street.

(b) Solar panels may be installed only in the following locations:

- Rear-facing roof planes not visible from the street.
- Rear yard locations screened such that no portion of the device is visible from any street or neighboring Lot, subject to Board or ARC approval.

(c) All installations must meet the following screening or aesthetic standards:

- Low-profile, parallel to the roof surface when applicable;
 - Constructed of non-reflective material;
 - Free of visible conduits or wiring to the greatest extent practicable;
- and
- Installed in compliance with state and local building codes and permitting requirements.

(d) Owners must maintain all solar equipment in good condition so as not to create a nuisance, safety concern, or visual deterioration.

Any installation in violation of this Requirement is a covenant violation subject to corrective action, including correction or removal at the Owner’s expense.

33. Electric Vehicle (EV) Charging Stations shall only be installed within driveways, garages, or other fully paved, on-lot areas that are part of the homeowner’s property. Installation locations cannot obstruct traffic, sidewalks, or public rights-of-way.

EV charging stations are strictly prohibited in any location where a vehicle must park in the street to charge. Additionally, they are prohibited where a vehicle must park in any portion of a lot that is not a designated driveway or approved parking area, such as grass, landscaped areas, or other parts of the yard.

Any installation in violation of this Requirement is a covenant violation subject to corrective action, including correction or removal at the Owner's expense.

34. Residents must comply with all local, state, and federal laws, ordinances, any building, zoning, or safety codes and property-maintenance requirements that apply to homes within the HOA.

The Association may issue warnings, assess fines, or require corrective action to remedy violations at the expense of the owner if this guideline is not followed.

2. All remaining provisions of the Declaration of Covenants, Conditions and Restrictions for the Village at Hollins shall remain in full force and effect.

3. This Amendment was approved by a vote by more than two-thirds of the lot owners in accordance with Virginia Code §55.1-1829. This amendment shall take effect immediately upon the recordation thereof.

WITNESS the following signatures:

THE VILLAGE AT HOLLINS HOMEOWNERS' ASSOCIATION, INC.

By: 

Steve Wilhelm, President

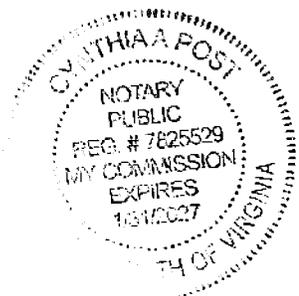
By: 

Tammie Lewison, Secretary

STATE OF VIRGINIA)

County OF Botetourt)

The foregoing instrument was acknowledged before me this 16th day of March, 2026, by Steve Wilhelm, President of The Village at Hollins Homeowners' Association, Inc., and on its behalf.



Cynthia Post
Notary Public

My commission expires: 1/31/2027
My registration number is: 7825529

STATE OF VIRGINIA)

County OF Botetourt)

The foregoing instrument was acknowledged before me this 16th day of March, 2026, by Tammie Lewison, Secretary of The Village at Hollins Homeowners' Association, Inc., and on its behalf.



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