

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

250022018

Instrument Date: **12/03/2025**
Instrument Type: **AMEND**
Number of Parcels: _____ Number of Pages: **3**
[X] City [] County

NORFOLK

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: [X] City [] County

NORFOLK

Percentage In This Jurisdiction: **100%**

BUSINESS / NAME
1 [X] Grantor: **THE ALGONQUIN ASSOCIATION**
[] Grantor:
1 [X] grantee: **THE ALGONQUIN ASSOCIATION**
[] grantee:

GRANTEE ADDRESS:

Name: **The Algonquin Association**
Address:
City: _____ State: _____ Zip Code: _____
Book Number: _____ Page Number: _____ Instrument Number: _____
Parcel Identification Number (PIN): **See Attached.** Tax Map Number: **See Attached.**
Short Property Description: **The Algonquin Association**

Current Property Address: **7320 Glenroie Avenue**
City: **Norfolk** State: **VA** Zip Code: **23505**
Instrument Prepared By: **Woods Rogers Vandeventer Black PLC** Recording Paid By: **Woods Rogers Vandeventer Black PLC**
Recording Returned To: **D. Casey, Woods Rogers Vandeventer Black PLC**
Address: **101 W. Main Street, Suite 500**
City: **Norfolk** State: **VA** Zip Code: **23510**

Prepared by and return to:
Deborah M. Casey, CCAL, VSB 28288
Woods Rogers Vandeventer Black PLC
101 W. Main St., Suite 500
Norfolk, VA 23510

GPINs: Attached

**AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF
THE ALGONQUIN ASSOCIATION
(SMOKING RESTRICTIONS)**

THIS AMENDMENT TO AMENDED AND RESTATED DECLARATION OF THE ALGONQUIN ASSOCIATION made as of Nov 26, 2025 by THE ALGONQUIN ASSOCIATION (the "Association"), a Virginia non-stock corporation and condominium association comprised of the unit owners owning units in The Algonquin Association (the "Condominium") (Association is Grantor and Grantee for recording purposes).

RECITALS:

R-1. The Amended And Restated Declaration Of The Algonquin Association was recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia ("Clerk's Office"), on December 15, 2005, as Instrument No. 050053159, as amended (the "Declaration").

R-2. The Declaration may be amended by agreement of Unit Owners to which two-thirds of the aggregate Percentage Interest in the Condominium appertain.

R-3. There is no risk-free level of exposure to secondhand smoke, smoking at the Property may be a health hazard, may be an offensive use of the Property or a part thereof and may interfere with the quiet and peaceful enjoyment of the Property and is considered a nuisance at law.

R-4. It is in the best interest of the Association and unit owners to which at least 2/3 of the aggregate Percentage Interest in the Condominium appertain agree that smoking should be restricted at the Condominium as set forth herein.

NOW, THEREFORE, pursuant to the rights given to and reserved by the Association and the Unit Owners to amend the Declaration, the Declaration is amended as follows:

1. Section 9.6 of the Declaration is hereby amended to add subsection 9.6.1 regarding smoking restrictions:

9.6.1. Smoking Restrictions. Except as otherwise provided herein, smoking is prohibited in or on any part of the Condominium Property, including without limitation the Units, Common Elements and Limited Common Elements, whether inside or outside, except as designated by the Association Board, by all persons. For purposes hereof, smoke or smoking shall mean and include without limitation the inhaling, exhaling, burning, lighting, or heating of any cigarette, cigar, pipe, vape, e-smoking apparatus, joints, hookah, and other lit smoking device, instrument, or

mechanism with tobacco, nicotine, marijuana or other plant, herbal or chemical products (whether legal or illegal). Notwithstanding the foregoing prohibition, any person who owns or occupies a unit as of the date of recordation of this Amendment and who registers as a smoker with the Association within 30 days of the date of recordation of this amendment may be permitted to smoke only in the interior of the unit or on the balcony appurtenant to the unit such person owns or occupies and in accordance with any requirements issued by the Board to mitigate the effect of such smoking; provided however, that such right to smoke shall cease when title to such unit changes, whether by deed, inheritance or otherwise, or such owner or occupant first ceases to reside in such Unit, or efforts to mitigate the effect of smoke on other persons are not followed, fail, or interfere with the peaceful possession or proper use of the Property by any other person.

Except as modified by this amendment, the Declaration, as amended, is expressly ratified, affirmed and remain in full force and effect.

This amendment must be filed in the Clerk's Office and will be effective upon recordation.

CERTIFICATION PURSUANT TO VIRGINIA CODE §55.1-1934D

The undersigned President of the Association does hereby certify that the requisite majority of Unit Owners signed this amendment or ratifications of this amendment.

THE ALGONQUIN ASSOCIATION

By *William Ballard*
William Ballard, President

COMMONWEALTH OF VIRGINIA,
CITY OF NORFOLK, to-wit:

The foregoing amendment was acknowledged before me, the undersigned Notary Public, on November 26, 2025 by William Ballard, President of the Association, Inc.

Kristen Deis
Notary Public

Notary Registration No.: 345372
My Commission Expires: 11/30/29

4895-1075-9794, v. 1



The Algonquin Association

TAX ID LIST

<u>Unit</u>	<u>Tax ID</u>	<u>Unit</u>	<u>Tax ID</u>	<u>Unit</u>	<u>Tax ID</u>	<u>Unit</u>	<u>Tax ID</u>
1A	44801000	4D	34802700	7A	44679900	9H	01776000
1B	22023100	4E	22023166	7B	44680000	9J	44736010
1C	22023103	4F	21098800	7C	31750500	9K	22902000
1D	22023106	4G	08304500	7D	22023211	9L	22023262
2A	22023109	4H	11412000	7E	16407500	10A	16628025
2B	22023112	4J	13407300	7F	22023214	10B	22023265
2C	20569000	4K	28855500	7G	22023217	10C	22023268
2D	22023115	4L	22023169	7H	22023220	10D	11763300
2E	22023118	5A	22023172	7J	22023223	10E	22023271
2F	08502500	5B	22023175	7K	15079600	10F	20574900
2G	22023121	5C	14281000	7L	40969800	10G	19313200
2H	22023124	5D	22023178	8A	22023226	10H	17598500
2J	13185000	5E	22023181	8B	22023229	10J	17944200
2K	22023127	5F	16234800	8C	22023232	10K	22023274
2L	25040000	5G	45198855	8D	48458650	10L	45803900
3A	22023130	5H	22023184	8E	38793000	11A	22023277
3B	26090000	5J	22023187	8F	39387000	11B	36079500
3C	22023133	5K	49496000	8G	22023235	11C	22023280
3D	22023136	5L	49335000	8H	22023238	11D	49277000
3E	22023139	6A	22023190	8J	22023241	11E	17868000
3F	37427500	6B	22023193	8K	22023244	11F	22023283
3G	22023142	6C	36556000	8L	22023247	11G	15272000
3H	22023145	6D	22023196	9A	22023250	11H	12205200
3J	22023148	6E	22023199	9B	34060000	11J	37662000
3K	22023151	6F	22023202	9C	00312500	11K	24198000
3L	22023154	6G	22023205	9D	22023253	11L	22023286
4A	22023157	6H	38647000	9E	22023256	12A	35563000
4B	22023160	6J	32102000	9F	22023259	12C	22023292
4C	22023163	6L	22023208	9G	32463800	12D	03730000

INSTRUMENT 250022018
RECORDED IN THE CLERK'S OFFICE OF
NORFOLK CIRCUIT COURT ON
DECEMBER 3, 2025 AT 10:14 AM
GEORGE E. SCHAEFER, CLERK
RECORDED BY: LXS