

**FIRST AMENDMENT
TO DECLARATION OF COVENANTS, EASEMENTS, RESTRICTIONS AND LIENS
FOR SHERWOOD ESTATES, A PLANNED COMMUNITY
COLCHESTER, VERMONT**

The undersigned Declarant hereby executes and delivers this First Amendment to Declaration of Covenants, Easements, Restrictions and Liens for Sherwood Estates (the "Declaration"), which Declaration is dated June 22, 2005 and recorded in Volume _____ at Pages _____ of the Town of Milton Land Records.

1. The Declaration is hereby amended by substituting in its entirety the following Section 1.22 for Section 1.22 currently of record.

Section 1.22 - Plans. The plans are entitled "Sherwood Forest Subdivision Plat" by O'Leary-Burke Civil Associates, PLC, dated January 8, 2004, last revised October 23, 2004, and recorded in Map Slide 376 of the Town of Colchester Land Records.

2. The Declaration is hereby amended by substituting in its entirety the attached Exhibit A-1, Description of Lands for the Exhibit A-1 currently of record.

3. Except as amended hereby, the Declaration as originally recorded continues in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed or caused this First Amendment to Declaration to be executed as of the 24th day of June, 2005.

Declarant: **Sherwood Development Corporation**

By: _____
Guy L. Babb, its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At South Burlington, in said County and State, this 24th day of June, 2005, personally appeared Guy L. Babb, Duly Authorized Agent of **Sherwood Development Corporation**, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of **Sherwood Development Corporation**.

Before me, _____
Notary Public
My Commission Expires: 02/10/07

EXHIBIT A-1
Description of Lands

Being all and the same land and premises conveyed to Sherwood Development Corporation by Warranty Deed of Phyllis S. Caskey and Chrystal L. Blow dated December 15, 2004 and recorded in Volume 511 at Pages 219-223 of the Town of Colchester Land Records.

Set land and premises are depicted on plans entitled "Sherwood Forest Subdivision Plat" by O'Leary-Burke Civil Associates, PLC, dated January 8, 2004, last revised October 23, 2004, and recorded in Map Slide 376 of the Town of Colchester Land Records.

Said land and premises are subject to the following:

- a. Town of Colchester Municipal Permit - Sherwood Forest Final Plat Approval dated October 13, 2004;
- b. State of Vermont Land Use Permit No. 4C1146 dated December 8, 2004 and recorded in Volume 510 at Page 309 of said Land Records;
- c. State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-2213 dated December 7, 2004;
- d. State of Vermont Authorization to Discharge Permit No. 3821-9015 dated January 26, 2005; and
- e. State of Vermont Public Water System Permit to Construct Project No. E-1592 WSID No. 5059 dated December 2, 2004.

Reference is made to the following:

- a. A ten foot (10') wide easement for a potential path or sidewalk on Lots 1 and 9 granted by Sherwood Development Corporation to the Town of Colchester by Easement Deed dated February 7, 2005 and recorded in Volume _____ at Pages _____ of said Land Records;
- b. An Irrevocable Offer of Dedication of all rights of way and easements depicted on the aforementioned Subdivision Plat granted by Sherwood Development Corporation to the Town of Colchester dated February 7, 2005 and recorded in Volume _____ at Pages _____ of said Land Records; and

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.