

Prepared by:

Deborah C. Gaglio, Esq. (VSB# 20204)

TAX MAP #7872-43-5088

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned, SPROUSES CORNER, L.L.C., a Virginia limited liability company, a/k/a SPROUSES CORNER LLC ("Declarant") is the owner of real estate in Beaverdam District, Hanover County, Virginia, by Deed dated October 21, 2015, and recorded October 30, 2015, in Deed Book 3128, Page 1726 in the Clerk's Office, Circuit Court of Hanover County, Virginia; said property described as Lots 1, 2 and 3, containing 13.31 acres, 10.20 acres and 12.00 acres, respectively, more or less, ("Property") as shown on plat of survey dated January 7, 2016, prepared by Maxey & Associates, P.C., Land Surveyors-Engineers-Planners-Consultants, which plat is recorded in the Clerk's Office, Circuit Court, Hanover County, Virginia, in Plat Cabinet _____, Slide _____ (the "Plat"); and

WHEREAS, Declarant desires that the Property shall be subject to certain restrictive covenants and conditions which shall run with the land and be binding on all heirs, successors in interest and assigns of the Declarant;

NOW, THEREFORE, the Declarant does hereby declare that the Property be held, sold and conveyed, subject to the following restrictive covenants and conditions:

No single-wide, double-wide or triple-wide mobile home or on-frame modular home shall be located on any lot nor shall any structure of a temporary character be used as a residence except for a continuous period not to exceed one(1) year during the construction of a primary residence.

WITNESS the following signatures and seals by the duly authorized manager/members of SPROUSES CORNER, L.L.C., a Virginia limited liability company, on behalf of the said company:

SPROUSES CORNER, L.L.C.

By J. CABELL METTS, III, Manager/Member (SEAL)

By R. ALAN ANDERSON, Manager/Member (SEAL)

STATE OF VIRGINIA

COUNTY OF _____, to-wit:

The foregoing Declaration was duly acknowledged before me this _____ day of _____, 2016, by J. CABELL METTS, III and R. ALAN ANDERSON, duly authorized manager/members of SPROUSES CORNER, L.L.C., on behalf of the said company.

My commission expires: _____.

NOTARY PUBLIC