

**RITTER'S HIDDEN VALLEY ESTATES
LAKE AND PARK MAINTENANCE CONTRACT**

THIS CONTRACT, made and dated the 12th day of April, 2007, by and between RITTER MAINTENANCE CORPORATION, INC., A Virginia Corporation, its successors and or assigns, party of the first part, hereinafter called the Contractor, and PAUL M. SILBER and DEBORAH SILBER, parties of the second part hereinafter called owner(s) of Parcel 17, Section I, Ritter's Hidden Valley Estates.

WITNESSETH: That for and in consideration of the sum of One Dollars (\$1.00) and other good and valuable consideration, as set forth herein, the party/parties hereby mutually agree as follows:

1. The Owner(s), his, her, their heirs and or assigns agree(s) to pay One Hundred and 00/100 Dollars (\$100.00) per year, to RITTER MAINTENANCE CORPORATION, INC., plus the increases which began **January 1, 1997**, for access to and for the cost of maintaining the Four (4) acre lake and park situate at Ritter's Hidden Valley Estates, designated and known as the CARLISLE-LUPTON LAKE and the ALEXANDER-MATHEW PARK. All accounts not paid by March 1, will be charged 1% per month late fee. The 2007 Lake Maintenance fee having been prorated at closing, and the Lake Maintenance Fee will be due again January 1, 2008, and each year thereafter.

2. The Contractor agrees in consideration of the said sum to keep the Lake and Park area clean, including mowing park area.

3. The Owner(s) agree/agrees to abide by all Park and Lake

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Rules.

4. Non-payment of annual dues or violation of Park-Lake Rules shall terminate Owners' rights of access.

5. Contractor is not responsible for accidents.

6. Maintenance dues are for keeping Lake and Park area attractive and is not to be construed for replacement costs.

7. After the present sections and all future sections of Ritter's Hidden Valley Estates, which may have access to said facilities are developed, Ritter Maintenance Corporation, Inc., its successors and assigns, at its election, may at anytime convey ownership of the Lake and Park area and the duty of maintenance of such facilities over to the lot owners having a right of access to the said Lake and Park Area. Owner(s) agree(s) to accept the ownership and duty of maintenance on a pro rata basis with all other owners, and this shall be evidenced by issuance of shares of stock in Ritter Maintenance Corporation, Inc., its successors and assigns, such shares not be transferrable except to a subsequent purchaser of said lot. One share of stock to be issued per lot free and clear of any encumbrances.

8. Ritter Maintenance Corporation, Inc., its successors and assigns, reserves the right to change, alter, delete or add to the Lake and Park Rules by majority vote of the stockholders, if it is deemed in the best interest of the majority of the property owners of Ritter's Hidden Valley Estates.

9. As evidenced by the signature(s) hereto, the owner(s)


agree(s) that non-payment of maintenance fees will create a lien upon the property and the owner(s) are responsible for any expenses incurred in collection of these fees such as court costs and attorneys fees, and the owner(s) further agree(s) that in the event that the property is sold to a subsequent purchaser, that it is necessary for Ritter Maintenance Corporation, Inc., its successors and assigns, to join in the deed for the purpose of certifying that all maintenance dues are current.

10. It is agreed that after the first five (5) years from the date of the original contract of the prior owners in the chain of title, dues will be increased by Five and 00/100 Dollars (\$5.00) per year for each year thereafter for a ten (10) year period, said increases **began January 1, 1997**. Any additional increases needed thereafter to offset inflation to be by majority vote of the stockholders of said Corporation, but not to be increased by more than five percent (5%) in any one year.

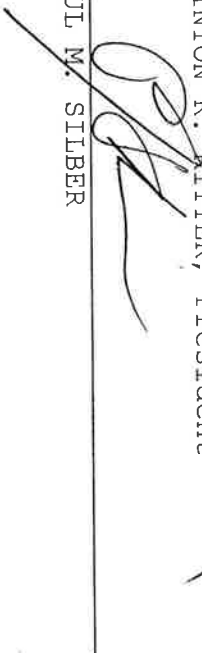
WITNESS the following signature(s) and seal(s):

RITTER MAINTENANCE CORPORATION, INC.

BY:


CLINTON R. RITTER, President

(SEAL)


PAUL M. SILBER

(SEAL)

Deborah Silber (SEAL)
DEBORAH SILBER

STATE OF VIRGINIA
City of Winchester, to-wit:

I, Tamara L. Flegal, a notary public in and for the State and City aforesaid, do hereby certify that Clinton R. Ritter, President of Ritter Maintenance Corporation, Inc., whose name is signed to the foregoing Lake and Park Maintenance Contract bearing date the 12th day of April, 2007, has personally appeared before me, and acknowledged the same.

Given under my hand this 12th day of April, 2007.

My commission expires: 12/31/2010.

Tamara L. Flegal
NOTARY PUBLIC

STATE OF WEST VIRGINIA

County of Hampshire, to-wit:

I, Stacy Cotter, a notary public in and for the State and City aforesaid, do hereby certify that Paul M. Silber and Deborah Silber, whose names are signed to the foregoing Lake and Park Maintenance Contract bearing date the 12th day of April, 2007,

have personally appeared before me, and acknowledged the same.

Given under my hand this 30th day of April, 2007.

My commission expires: September 2, 2008.



Stacy M. Olin
NOTARY PUBLIC

This instrument was prepared by Clinton R. Ritter, Attorney at Law, 205 E. Boscawen Street, Winchester, VA 22601.