RESTRICTIONS, RESERVATIONS, EASEMENTS AND CONDITIONS FOR PARCELS IN "STILL HOUSE HOLLOW"

1. All parcels shall be limited to residential and pleasure use only.

2. No parcel of land shall be divided into any parcel of land containing less than 4.357 acres, nor shall any remaining land parcel contain less than 4.357 acres; not more than one single family residence shall be constructed on any such parcel. All parcels divided from any larger parcel shall be bound by these restrictions, reservations, easements and conditions.

   Parcel #3-A shown on the plat is not a part of Still House Hollow and not subject to these restrictions; however, Tract 3-A is subject to a 15' utility easement along boundary adjoining Parcels 3,4,6,7, and 8.

3. No building shall be constructed nearer than 100 feet from Still House Hollow Road as indicated on the plat of Still House Hollow nor nearer than 50 feet from any other road indicated on said plat; no building shall be built nearer than 50 feet from the side or rear lines of any parcel, a waiver may be granted by the Property Owners' Association established below for this restriction.

4. No trailers or mobile homes shall be permitted on any parcel.

5. No hogs or hog pens shall be permitted on any parcel, nor shall noxious or offensive trade or activity be carried on thereon, nor shall anything be done thereon which shall be or become an annoyance or nuisance.

   Garbage and debris shall be stored only in a fashion that is not visible from any lot boundary.

6. All parcels shall include and be subject to an easement 25 feet in width for roads for the benefit of all parcels in Still House Hollow as indicated on the plat. All parcels shall have easements 30' in width for access and all utilities from State Road #638 to Still House Hollow as indicated on a plat recorded in Plat Book 6 at page 51. The easement through "A", formerly owned by Huffman, shall be 30' along E, 8, F, G and 9.

   Only owners of Parcels 8, 9, 10 and 11 shall have a right of way 50' in width across Sour Mash Road leading in a southwesterly direction from the cul-de-sac at the end of Still House Hollow Road as shown on the plat. Maintenance of any commonly used portion of this right-of-way shall be shared by these said owners on a fair and equitable pro-rata basis in accordance with their use of said right-of-way.

7. There shall be reserved for all utilities an easement 30 feet in width around the outside boundary of Still House Hollow, and in addition there shall be reservations for all utilities 15 feet in width along the side lines of all parcels and all utilities may also be placed along any road as indicated on the plat of Still House Hollow.

   The developer of Still House Hollow shall provide electric and telephone services to the property line of each parcel. These utilities shall be underground from parcel line to improvements on any parcel.

8. There is hereby created a Property Owners' Association in which each parcel in Still House Hollow or the division of any parcel complying with these restrictions shall have one membership.

(a) The Property Owners' Association shall have the authority to adopt By-laws to govern its operation. The majority of all members shall have the authority to act in such matters.

(b) The Property Owners' Association shall have the authority to levy such reasonable annual assessments on all owners of parcels in Still House Hollow as they in their discretion may determine to be fair and equitable for the maintenance, operation, and service of Still House Hollow Road and Whiskey Hill Road and providing such other necessary and proper services as desired by the members.

(c) If any owner of a parcel fails to pay any assessment levied by the Property Owners' Association after 60 days notice in writing, then by virtue of acceptance of these conditions, as a property owner in Still House Hollow, the Property Owners' Association shall have the right to appoint an attorney in fact to confess judgement in the Clerk's Office of the Circuit Court of Rockbridge County, Virginia, or the General District Court for the County of Rockbridge, Virginia against the record owners of any parcel as shown on the current land book of Rockbridge County, Virginia for the amount of such assessment.

(d) The Property Owners' Association shall appoint a Land Use and Architectural Control Committee from the members of the Property Owners' Association, or their duly designated agents, to determine such matters as use of land and building in Still House Hollow.

The purpose of this committee is to control architecture and design of structures and site development in a fashion that the integrity of the natural wooded terrain is preserved to the benefit of all property owners of Still House Hollow. Exterior building materials of the improvements shall be of good quality and of permanent nature.

(e) Any residence or auxiliary building constructed on any parcel shall conform to the specifications of the Committee established above. The cutting of trees for a residential site, yard, driveway, auxiliary buildings and improvements, and pasturage for cattle, horses, and sheep would be regulated by said Committee.

(f) It shall be the duty of any parcel owner desiring cattle, horses or sheep on any parcel to construct and maintain a fence sufficient to keep said animals on the parcel of the owner.

9. These restrictions, reservations, easements and conditions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifteen years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots have been recorded two (2) years prior to the expiration of the above prescribed periods, agreeing to change said covenants in whole or in part. These restrictions, reservations and conditions may be enforced in any Court of Law or equity having jurisdiction of same.

Virginia
In the Circuit Court of Rockbridge County
January 12, 1978