

050000702

DECLARATION OF RESTRICTIONS

THIS DECLARATION, made this 10th day of August, 2005, by Davis Development, LLC, a Virginia Limited Liability Company, herein referred to as "Declarant," whose address is 5533 South Scenic Highway,
Bland, VA 24315

WITNESSETH:

WHEREAS, Declarant is the owner of all the real property set forth and described on that certain plat (herein called "the plat") entitled "PLAT OF ROLLING MEADOWS SUBDIVISION, PHASE I, SEDDON MAGISTERIAL DISTRICT, BLAND COUNTY, VIRGINIA, SCALE: 1"-150' SEPTEMBER 10, 2001, REVISED: OCTOBER 20, 2001," Plan No. P-4267, by N. Keith Niday, Land Surveyor, dated December 1, 2003, and recorded in the Office of the Clerk of the Circuit Court of Bland County, Virginia as Instrument No. 030001311, and is made a part hereof and incorporated herein by reference; and

WHEREAS, all of the real property described in the plat comprises all of the Rolling Meadows Subdivision, Phase I, general subdivision (herein called "Subdivision"); and

WHEREAS, Declarant is about to sell and convey said lots and before doing so desires to subject them to and impose upon them mutual and beneficial restrictions for the benefit and complement of all of the lots in the Subdivision, and of the future owners of said lots;

NOW, THEREFORE, Declarant hereby declares that all of said lots are held and shall be held, conveyed and improved subject to the following Restrictions, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement, and sale of said lots and are established and agreed upon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the property described in the plat and of the Subdivision as a whole. All of the Restrictions shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in and to the real property or any part or parts thereof subject to such Restrictions.

RESTRICTIONS

1. All lots shall be used for residential purposes, and no residence shall be erected, constructed, maintained, used or permitted to remain on any lot other than one (1) single-family dwelling of not less than 1,400 square feet on a permanent foundation constructed solely of masonry, brick, or stone. No business, commercial or industrial operation shall be maintained, established, or permitted upon said lots.

2. All exterior construction must be completed within six (6) months of the commencement date of excavation.

3. All outbuildings and improvements constructed for the maintenance of animals shall be constructed of new materials, must be on a permanent foundation, and must generally conform in appearance with any dwelling upon a lot. No outbuildings or improvements constructed to maintain animals may precede the construction of a permanent dwelling. Each lot owner shall maintain any such improvements placed upon any lot, and no unsightly or dilapidated buildings or other structures shall be permitted on any lot.

4. All fencing must be wood board, split rail, chain link woven wire on 1-1/2 inch round metal poles, or at least 12 gauge high-tensile field fence on new 3-1/2 inch pressure treated wood posts. All fencing must be kept in good repair.

5. No automobile, truck, boat, or recreational vehicle may be stored or parked on any lot unless currently registered and licensed or garaged.

6. No swine, livestock, or poultry shall be raised or bred on any lot, except household pets such as dogs and cats, which may be kept provided they are not bred or maintained for commercial purposes. No dog kennels shall be allowed on any lot. With suitable facilities and proper fencing, horses and ponies shall be permitted on lots, provided at least one (1) acre per each horse or pony is fenced to maintain said animal.

7. Lots may not be subdivided.

IN WITNESS WHEREOF, the Declarant has executed this Declaration the day
and year first above written.

DAVIS DEVELOPMENT, LLC

By John Dale Melvin (SEAL)
John Dale Melvin, Member

STATE OF VIRGINIA,

COUNTY OF Culpeper, TO-WIT:

The foregoing instrument was acknowledged before me by John Dale Melvin,
Member, Davis Development, LLC, a Virginia Limited Liability Company on this
10th day of August, 2005.

My commission expires 8-31-06



[Signature]
Notary Public

INSTRUMENT #050000702
RECORDED IN THE CLERK'S OFFICE OF
BLAND ON
AUGUST 10, 2005 AT 04:36PM
REBECCA L. JOHNSON, CLERK

RECORDED BY: LAH

Lina A. Hall, Deputy