



AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE GREENS OF PARK RIDGE HOMEOWNERS ASSOCIATION, INC.

THIS DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS is made as of this 18th day of July, 2017, by THE GREENS OF PARK RIDGE HOMEOWNERS ASSOCIATION, INC., a Virginia non-stock corporation and property owners' association; hereinafter known as "Association".

WITNESSETH:

WHEREAS, Declarant (K. Hovnanian of Park Ridge, Inc.) was the owner of 6.7231 acres of land located in Stafford County, Virginia, identified as Lots 17 through 22, inclusive, 74 through 80, inclusive, 95 through 107, inclusive, 118 through 121, inclusive, and Parcel A, PARK RIDGE, Section 7A as the same are duly dedicated, platted and recorded in Deed Book 25 at Page 246 ("Plat") among the land records of Stafford County, Virginia; and

WHEREAS, Silver Development Company recorded a Supplementary Declaration to the Master Declaration of Covenants, Conditions, Reservations and Restrictions applicable to said property in Deed Book 747 at Page 6 among said land records (the "Master Declaration"); and

WHEREAS, Declarant subjected certain property (as depicted on the Plat) and created The Greens of Park Ridge Homeowners Association Inc., via the recordation of the Declaration of Covenants, Conditions and Restrictions of the Greens of Park Ridge Homeowners Association, Inc. among the land records of Stafford County, Virginia, on July 24, 1994, at Deed Book 1025, Page 246.; and

WHEREAS, pursuant to Article XI, Section 3 of the Declaration, the Declaration may be amended by the assent of sixty-seven percent (67%) of the votes of the Owners, at a meeting duly called for this purpose, written notice of which shall be sent to all Owners not less than twenty-five (25) days nor more than fifty (50) days in advance of the meeting setting forth the purpose of the meeting; and

WHEREAS, the requisite number of Lot Owners have provided their assent to this Amended and Restated Declaration of Covenants, Conditions and Restrictions.

NOW THEREFORE, based on the authority described in Article XI, Section 3 of the Declaration, the following amended and restated covenants, conditions and restrictions shall be adopted.

ARTICLE I
DEFINITIONS

- 20S 7A
- 20S 7B
- 20S 7C
- 20S 7D

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Section 1. "Association" shall mean and refer to THE GREENS OF PARK RIDGE HOMEOWNERS ASSOCIATION, INC., and its successors and assigns.

Section 2. "Common Area" shall mean all real property (including the improvements thereto) subjected to the Declaration and annexed into the Association for the common use and enjoyment of the Members of the Association, and excepting all Lots and General Common Area, designated on the Plat.

Section 3. "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions applicable to the Property recorded in the Office of the Clerk of the Circuit Court of Stafford County, Virginia.

Section 4. " Dwelling Unit" shall mean and refer to any portion of the Property intended for any type of independent ownership for use and occupancy as a residence by a single household and shall, unless otherwise specified, include within its meaning (by way of illustration but not limitation) patio or zero lot line homes, townhouses and detached homes.

Section 5. "General Common Areas" shall mean the areas dedicated to the common use of all owners of residences in Park Ridge Planned Unit Development, which areas will be owned by the Master Association, and, if there are any within the Property, are designated as "General Common Areas" or "General Common Area Easements" on the Plat.

Section 6. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat of the Property upon which a Dwelling Unit could be constructed in accordance with applicable zoning ordinances, with the exception of the Common Area and streets dedicated to public use.

Section 7. "Master Declaration" shall mean the Second Restated Master Declaration of Covenants, Conditions and Restrictions applicable to Park Ridge Planned Unit Development, and Restrictions applicable to Park Ridge Planned Unit Development, and all amendments and supplements thereto. The Master Declaration is recorded in the Clerk's Office of the Circuit Court of Stafford County in Deed Book 747 at Page 6.

Section 8. "Master Association" shall mean the homeowners association in which the Owners and all other owners of residences in Park Ridge Planned Unit Development are members as provided in the Master Declaration.

Section 9. "Member" shall mean and refer to every person or entity who holds a membership in the Association.

Section 10. "Mortgagee" shall mean and refer to any person or entity secured by a first mortgage or first deed of trust on any Lot or the Common Area and who has notified the Association in writing of this fact.

Section 11. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including

contract sellers but excluding those having such interest merely as security for the performance of an obligation.

Section 12. "Private Streets" shall mean and refer to all streets shown on the Plat, i.e., Fulton Drive, Joplin Court, Saxony Drive and Wellington Drive, and all Private Streets which are shown on any recorded subdivision plat for any additional property which is annexed and brought within the jurisdiction of the Association pursuant to Article XI, Section 5 herein. The Private Streets are owned and shall be maintained by the Association as set forth in this Declaration.

Section 13. "Property" shall mean and refer to that certain real property described as Lots 17 through 22, inclusive, 74 through 80, inclusive, 95 through 107, inclusive, 118 through 121, inclusive, and Parcel A, PARK RIDGE Section 7-A, and such additions thereto which, from time to time, were or may be brought within the jurisdiction of the Association via the recordation of a Supplemental or Amended Declaration. The Property shall be defined as of the date of recording of this Declaration to include Exhibit A to this Declaration.

ARTICLE II MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.

ARTICLE III VOTING RIGHTS, BOARD OF DIRECTORS, MEETINGS

Section 1. Voting. Each Member shall be entitled to one (1) vote for each Lot owned. When more than one person holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Section 2. Board of Directors. The business affairs of the Association shall be managed by a Board of Directors elected by the Members, in accordance with the terms of the Association's By-Laws. The Board may appoint committees as it deems appropriate. The Board shall be vested with all of the authority to act on behalf of the Association, unless such authority is expressly reserved to the membership, per the terms herein, the Articles of Incorporation or these By-Laws.

Section 3. Meetings. All meetings of the Board or Association shall be conducted in accordance with the terms of the Association's By-Laws and applicable law, unless otherwise expressly provided herein.

ARTICLE IV
PROPERTY RIGHTS

Section 1. Member's Easements of Enjoyment. Every Member shall have a right and easement of enjoyment in and to the Common Area, and such easement shall be appurtenant to and shall pass with the title to every assessed Lot, subject to the following provisions:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;
- (b) The right of the Association to limit the number of guests of Members on the Common Area;
- (c) The right of the Association to adopt and enforce rules and regulations governing the use of the Common Areas and Lots, including the imposition of fines and suspension of membership privileges and voting rights for the violation thereof;
- (d) The right of the Association to suspend the voting rights and rights of a Member to the use of any recreational facilities constructed on the Common Area for any period during which any assessment against his or her Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Declaration, Articles of Incorporation, By-Laws, or its published rules and regulations;
- (e) The right of the Association, in accordance with the Articles of Incorporation and By-Laws, to borrow money for the purpose of improving, maintaining or repairing the Common Area and facilities and in aid thereof, with the assent of more than two-thirds (2/3) of the Members who are voting in person or by proxy, at a meeting duly called for this purpose, to mortgage said Property, subject to this Declaration and the easement of enjoyment created hereby, and to acquire Property encumbered by a lien or liens of a deed of trust securing improvements on said Property;
- (f) The right of the Association at any time and consistent with the then-existing zoning ordinances of the County and its designation as "open space", of upon dissolution, to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to conditions as may be agreed to by the Members; provided that any such dedication or transfer shall have the assent of more than two-thirds (2/3) of the Members who are voting in person or by proxy, at a meeting duly called for this purpose. Upon such assent and in accordance therewith, the officers of the Association shall execute the necessary documents. The granting of easements and licenses for public utilities or other purposes which are consistent with the intended use of the Common Area and Lots by the Association shall not be deemed a transfer within the meaning of this clause. Such easements and licenses shall not be subject to membership approval and may be undertaken with the approval of the Board of Directors.
- (g) The right of the Association to grant, with or without payment of damages to the Association and consistent with the "open space" designation thereof,

easements for the construction, reconstruction, installation, repair, and/or necessary maintenance of utility lines through or over any portion of the Common Areas. The foregoing shall not be construed, however, to permit acquisition or damage to any improvements situated upon the Common Areas, or other structures or installations situated thereon which would otherwise be deemed to be part of the realty, without the payment of damages, including severance or resulting damages, if any, to the Association, all in amounts and in a manner now or hereafter governing proceedings for the acquisition of private property for public use by condemnation in the Commonwealth; and

- (h) The right to the Association to lease Common Area, provided however that such lease(s) must:
- (i) be only to non-profit organizations;
 - (ii) require that such organizations give preference to Members of the Association with regard to membership and use of facilities;
 - (iii) prohibit assignment and subleasing;
 - (iv) require approval by the Association of uses of the Common Area and facilities, which must be in accordance with this Declaration;
 - (v) be consistent with the then-existing ordinances of the County; and
 - (vi) be consistent with the open space designation thereof.

Section 2. Delegation of Use. Any Member may delegate its right of enjoyment to the Common Area and facilities to the Members of its family, its tenants, or contract purchasers who reside on the Member's Lot. However, every Owner of a Lot by accepting a deed to such Lot covenants that should the Owner desire to lease or rent its Lot, that the lease or rental agreement shall contain specific conditions which require the lessee/renter to abide by all the Association's Declaration, Articles of Incorporation, By-Laws and duly adopted rules and regulations and that any Owner desiring to rent or lease a Lot further covenants that the lessee or renter will be provided a complete set of all of the Association's legal documents.

ARTICLE V COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other instrument of conveyance, is deemed to covenant and agree to pay to the Association: (a) Annual General Assessments or charges, and (b) Special Assessments for capital improvements or other specified items. Such assessments are to be established and collected as hereinafter provided. The Association's Annual and Special Assessments together with such interest and late fees thereon, costs of collection thereof, and related reasonable attorney's fees, as hereinafter provided, shall be a charge on the land and shall be a continuing

lien upon the Lot against which each such assessment is made. Each such assessment, together with such interest and late fees thereon, costs of collection thereof, and related reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due and shall not pass to its successor in title unless expressly assumed by them.

Section 2. Purpose of Assessment. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Property, including but not limited to the payment of taxes and improvements and maintenance of services and facilities devoted to this purpose and related to the use and enjoyment of the Common Area (including but not limited to the Private Streets).

Section 3. Establishment of Annual General Assessment. The Association must levy in each of its fiscal years an Annual General Assessment (the "Annual Assessment") against each Lot. The amount of such Annual Assessment shall be established by the Board of Directors, subject to the limitations imposed by Section 4 of this Article V, at least thirty (30) days in advance of each Annual Assessment period.

Section 4. Basis and Maximum of Annual Assessments. The Maximum Annual Assessment shall be no more than ten percent (10%) more than the immediately preceding year's actual Annual Assessment. The Annual Assessment may be increased above the Maximum Annual Assessment, provided that any such change shall have the assent of more than two-thirds (2/3) of the Members who are voting in person or by proxy at a meeting duly called for this purpose.

The Board of Directors may fix the Annual Assessment at an amount less than the Maximum.

Section 5. Special Assessments. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of capital improvement upon the Common Area, including the fixtures and personal property related thereto, or other specified purposes, including extraordinary or unbudgeted expenses. Any Special Assessment in excess of the Maximum Annual Assessment amount shall have the assent of two-thirds of the votes of the Members who are voting in person or by proxy, at a meeting duly called for this purpose.

Section 6. Rate of Assessment. Both Annual and Special Assessments shall be fixed at a uniform rate for all Lots.

Section 7. Notice of Assessment, Due Dates, Fiscal Year, and Certificate. Written notice of the Annual Assessment shall be sent to every Owner. The due dates and any permitted installments of the assessments shall be established by the Board of Directors. Unless otherwise determined by the Board of Directors, the fiscal year of the Association shall be the calendar year. The Association shall, upon demand at any time, furnish a certificate in writing signed by an officer of the Association setting forth whether the assessments on a

specified Lot have been paid. A reasonable charge may be made by the Board for the issuance of these certificates. Such certificates shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 8. Remedies of the Association in the Event of Default. If any assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of six percent (6%) per annum for the remainder of that particular fiscal year, and shall also accrue a monthly late fee, in such amount as may be determined by the Board of Directors, not to exceed the amounts described in Section 55-513.3 of the Virginia Code (as may be amended). Said late fee shall be assessed on a monthly basis, for so long as any amount owed to the Association is past due. In addition, the Association in its discretion may:

- (a) impose a penalty as previously established by rule;
- (b) bring an action at law against the Owner personally obligated to pay the same and/or foreclose the lien against the Property, and take such other legal action as permitted under law to enforce the terms of this Declaration.

All interest, late fees, costs of collection, and reasonable attorney's fees of any legal action to compel payment shall be added to the amount of such assessment, shall be the personal obligation of the Owner (regardless of whether the Association files a lawsuit), and shall constitute a lien against the related Lot and the personal obligation of the related Owner.

Cost of collection shall be deemed to include any actual expenses incurred by the Association to pursue collection of a delinquent account, including, but not limited to, administrative charges levied by the Association's management agent, mailing costs, and returned check processing charges imposed by a financial institution. In the event of a default in the payment of any installment of any Annual or Special Assessment which extends beyond thirty (30) days from the due date, the Association may declare any remaining installments of said assessment accelerated and due and payable immediately. A fiscal year's assessments shall be automatically accelerated if the immediately preceding year's assessments are in default beyond thirty (30) days. The Association may apply partial payments on a delinquent account to legal fees, costs of collection, late fees, interest and other charges first and in any order, before application to any outstanding assessment.

No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of its Lot.

Section 9. Subordination of the Lien to Mortgage. The lien of the assessments provided for herein shall be subordinate to the lien of any first trust or mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to a foreclosure of a first trust or mortgage, or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payment thereof which became due prior to such sale or transfer. No such sale or transfer shall relieve such Lot from liability for any assessments which thereafter become due or from the lien thereof.

Section 10. Exempt Property. The following Property subject to this Declaration shall be exempt from the assessments created herein; (a) all property dedicated to and accepted by a local owned by charitable or other organizations exempt from taxation by the laws of the Commonwealth of Virginia. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

ARTICLE VI RESTRICTIVE COVENANTS

Section 1. The Property shall be used exclusively for residential purposes, excepting those home business purposes which shall be approved by the Board of Directors and are consistent with the overall residential use of the Property. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one Dwelling Unit, garages and other approved structures for use solely by the occupants. Except for those related to real estate sales or rentals which shall be permitted under Section 5 herein, no sign, advertisement, or message shall be displayed upon any Lot or the Common Areas, without the express consent of the Board of Directors.

Section 2. No clothing, laundry, or wash shall be aired or dried on any portion of the Lots within public view or anywhere else with the Property.

Section 3. No tree, hedge, shrub or other planting shall be maintained in such a manner as to obstruct sight lines for vehicular traffic, encroach on a neighboring parcel of land, including Common Areas or Lots, or grow in such a manner which is considered, within the sole discretion of the Board or Architectural Review Board, to be unkempt, overgrown or disorderly.

Section 4. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done or placed thereon which may become an annoyance or nuisance to the neighborhood. Owners shall, at all times, maintain their Lots, including the land, structures thereon and appurtenances thereto in good repair and in a state of neat appearance. Except for flower gardens, shrubs, and trees, which shall be neatly maintained, all open Lot areas shall be maintained in lawns or other materials approved by the Architectural Review Board or Board of Directors, as applicable. All lawn areas shall be kept mowed and shall not be permitted to grow beyond a reasonable height.

Section 5. Real estate sales and rental signs may not exceed four (4) square feet in area and shall be removed within three (3) days from the date of execution of any agreement of sale or rental.

Section 6. No horse, pony, cow, chicken, pig, hog, sheep, goat or other domestic or wild animal shall be kept or maintained on any Lot; however, common household pets such as dogs and cats may be kept or maintained, provided that they are not kept, bred or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Lots or the neighborhood and are in compliance with applicable County ordinances. Owners of pets must

maintain their animals on leashes or carry them on the Common Areas at all times. Owners must pick up and properly dispose of their pet's waste. The Board of Directors may adopt rules and regulations related to pets, subject to the provisions herein, including, but not limited to, requiring a pet be permanently removed from the Property, in the event that it becomes a nuisance to the neighborhood. Nuisance shall be defined to include behavior which displays aggression, inordinate noise, pet waste which is left upon the Common Areas or Lots, or other inappropriate action which interferes with other Owners use and enjoyment of the Common Areas or their Lots.

Section 7. Trash and recycling containers shall not be permitted to remain in public view except on days of trash collection, except those receptacles designed for trash accumulation located in the Common Area. No accumulation or storage of litter, new or used building materials, or trash of any kind shall be permitted on any Lot or the Common Areas.

Section 8. Exterior antenna or satellite "dish" designed for transmission or reception of radio or television signals may be erected upon a Lot subject to the federal regulations regarding the same and other duly adopted rules and regulations of the Association, which may require preferred placement locations. No such devices may be located upon the Common Areas without Board of Directors consent.

Section 9. No person shall paint the exterior of any building a color different than the original color of said building without the proposed color having been approved by the Architectural Review Board or Board of Directors.

Section 10. The exterior of all structures, including walls, doors, windows and roofs, shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than six (6) months after the commencement of construction, which requires the advance approval of the Architectural Review Board or Board of Directors. In the event of fire, windstorm or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than six (6) months.

Section 11. No structure or addition to a structure shall be erected, placed, altered or externally improved on any Lot until the plans and specifications, including elevation, material, color and texture and a site plan showing the location of all improvements with grading modifications shall be filed with and approved in writing by the Architectural Review Board or Board of Directors. Garages shall not be used as living quarters. No alterations, additions or improvements shall be made to any garage which would defeat the purpose for which it was intended, including storage of vehicles. "Structure" shall be defined to include, but is not limited to, any building or portion thereof, wall, fence, pool, pavement, driveway, or appurtenances to any of the aforementioned.

Section 12. No fence or enclosure shall be erected or altered on any Lot until approved in writing by the Architectural Review Board or Board as to location, material and design. Any fence or other enclosure constructed on a Lot shall not extend forward of the rear building line of the dwelling. No fence shall be more than six feet (6') in height. Any fence or wall built on

any Lot shall be maintained in a proper manner so as not to detract from the value and desirability of surrounding property.

Section 13. Only automobiles owned for the private, non-commercial use of the Owners, properly licensed and inspected and in an operable condition, may be kept on any portion of the Property, including any Lot and the Private Streets. No junk vehicles, inoperable vehicles, unlicensed or uninspected vehicles, abandoned vehicles, recreational vehicles, house trailers, or commercial industrial vehicles, such as but not limited to, moving vans, trucks, tractors, trailers, vans, wreckers, hearses, busses, boats, boating equipment, travel trailers or camping equipment shall be parked on the Property except for pick-up and drop-off of personal property and/or persons, or upon the written approval of the Board of Directors. The Association shall not be required to provide a storage area for these vehicles.

Section 14. No commercial truck, commercial bus or other commercial vehicle of any kind shall be permitted to be kept or parked upon any portion of the Property, including any Lot or the Private Streets, except to pick-up or drop-off personal property and/or persons. Commercial vehicle shall be defined to include any vehicle which visibly displays commercial logos, lettering, signage, advertising or equipment, which is designed for any purpose other than private use, or which is otherwise reasonably determined to be commercial in nature by the Board of Directors.

Section 15. No portion of the Property including any Lot or the Private Streets shall be used for repair of automobiles.

Section 16. The Board of Directors may adopt rules and regulations related to parking and use of vehicles throughout the Property, including the Common Areas and Lots. Any vehicle parked in violation of the terms of this Declaration and any duly adopted rules and regulations, may be subject to removal by the Association, at the sole cost and risk of the owner of the vehicle, and upon reasonable advance notice. Such right of removal may be immediate and without notice, other than any notice required by local ordinance, in the event that a vehicle is parked in violation of any rules and regulations and that vehicle presents a safety hazard, and/or is obstructing the normal flow of pedestrian or vehicle access, and/or has been subject to prior removal by the Association for the same offending behavior.

Section 17. Any lease or rental agreement must be for an initial period of at least six (6) months and must be expressly subject to the rules and regulations set forth in this Declaration, the Articles of Incorporation, By-Laws, and the duly adopted rules and regulations of the Association. Any failure by any lessee to comply with the terms of such documents shall be a default under the lease, which must be in writing. The Association may adopt rules and regulations regarding leasing, including restrictions related to required registration of leases.

Section 18. The Association shall have the authority to adopt such rules and regulations regarding this Article as it may from time to time consider necessary or appropriate.

Section 19. The Association shall have a right of entry upon any Lot, not to include the interior of the dwelling, to inspect compliance with the terms of this Declaration, the Articles of

Incorporation, By-Laws and other rules and regulations. In the event that such entry reveals that a Lot is not in compliance, the Association may, upon reasonable advance notice to the Owner of the non-compliance and the expiration of a stated deadline for corrective action, enter the Lot and perform all necessary and reasonable corrective action. Such entry shall not be deemed a trespass. All costs related to such entry and corrective action shall be assessed against the Lot and related Owner(s) and shall be treated as an assessment which shall be the personal obligation of the Owner(s) and a lien against the related Lot. All entry shall be made upon reasonable advance written notice to the Owner and only during normal business hours and days, except that in the event of an emergency which poses imminent threat to person or property, in which case, the right of entry shall be immediate and without notice.

ARTICLE VII ARCHITECTURAL REVIEW BOARD

Section 1. Creation and Composition. The Architectural Review Board shall be comprised of three (3) or more members, as may be determined by the Board of Directors. Members shall serve staggered three (3) year terms as determined by the Board of Directors. The Board of Directors may decide not to appoint an Architectural Review Board, in which case, the Board of Directors shall carry out all of the duties and authorities of the Architectural Review Board.

Section 2. Method of Selection. The Board of Directors shall appoint the persons to serve on the Architectural Review Board, who must be Members of the Association.

Section 3. Removal and Vacancies. Members of the Architectural Review Board may be removed by the Board of Directors with or without cause. Appointments to fill vacancies in unexpired terms shall be made in the same manner as the original appointment. Any person appointed to fill a vacancy shall serve the remainder of the predecessor's term.

Section 4. Officers. At the first meeting of the Architectural Review Board following appointment of new members by the Board of Directors, the Architectural Review Board shall elect from among themselves a Chairperson, a Vice Chairperson and a Secretary who shall perform the usual duties of their respective offices.

Section 5. Duties. The Architectural Review Board shall regulate the external design, appearance and location of the Property and improvements thereon in such a manner so as to preserve and enhance values and to maintain harmonious relationships among structures and the natural vegetation and topography. In furtherance thereof, the Architectural Review Board shall:

(a) Review and approve, modify or disapprove, within sixty (60) days, all written and complete applications of Owners for alterations, improvements or additions to Lots or Common Areas. If the Architectural Review Board has not acted upon an application within sixty (60) days the Owner may commence with the work related to the application without express approval. Although, such alterations, improvements and alterations undertaken without

express approval must conform to any applicable provisions of this Declaration, the By-Laws and other duly adopted rules and regulations of the Association;

- (b) Periodically inspect the Property for compliance with architectural standards and approved plans for alterations;
- (c) Propose architectural standards subject to the adoption of the Board of Directors;
- (d) Propose procedures for the exercise of its duties, which must be adopted by the Board of Directors; and
- (e) Maintain complete and accurate records of all actions taken.

Section 6. Appeal. Any aggrieved party may file a written appeal of a decision of the Architectural Review Board to the Board of Directors, within thirty (30) days of the date of any decision of the Architectural Review Board. If there is no acting Architectural Review Board, there is no right of appeal of a Board of Directors' decision.

ARTICLE VIII EASEMENTS

Section 1. The Association, its directors, officers, agents and employees, any manager employed by or on behalf of the Association, and all police, fire, ambulance personnel and all similar persons, shall have an easement to enter upon the Property in the exercise of the functions provided for this Declaration and the Articles, By-Laws and rules and regulations of the Association in the event of emergencies and in performance of governmental functions.

Section 2. The rights accompanying the easements provided by Section 1 shall be exercised only during reasonable daylight hours and then, whenever practicable, only after advance notice to, and with the permission of, any Owner or tenant directly affected when not an emergency situation or a governmental function.

Section 3. Each Lot within the Property is declared to have an easement, not exceeding one foot (1') in width, over all adjoining Lots and Common Areas for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, settlement or shifting of the building, roof overhangs, gutters, architectural or other appendages, draining of rainwater from roofs, or any other similar cause. There shall be valid easements for the maintenance of said encroachments so long as they shall exist, and the rights and obligations of Owners shall not be altered in any way by said encroachment, settlement or shifting; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful misconduct of said Owner or Owners. In the event a structure on any Lot is partially or totally destroyed and then repaired or rebuilt, the Owners of each Lot agree that minor encroachments over adjoining Lots shall be permitted and that there shall be valid easements for the maintenance of said encroachments so long as they shall exist.

Section 4. There is reserved to the Association a right to grant non-exclusive easements over any Lot or any Common Area for the purposes of installing, repairing and/or maintaining utility lines of any sort, including but not limited to, storm drains and drainage swales, sanitary sewers, gas lines, electric lines and cables, water lines, telephone lines, telecommunication lines and cables, and the like.

Section 5. There is reserved to the Association a non-exclusive easement over all Lots or any Common Area for the purposes of correcting drainage, regrading, maintenance, landscaping, moving, and erecting street intersection signs, directional signs, entrance features, lights and wall features, and for the purpose or purposes of executing any of the powers, rights, or duties granted to or imposed on the Association in Article XI hereof.

ARTICLE IX
POWERS AND DUTIES OF THE ASSOCIATION

Section 1. Discretionary Powers and Duties. The Association shall have the following powers and duties, which may be exercised in its discretion:

(a) To enforce any building restrictions which are imposed by the terms of this Declaration or which may be imposed on any part of the Property. Nothing contained herein shall be deemed to prevent the Owner of any Lot from enforcing any building restrictions in its own name. The right of enforcement shall not serve to prevent such changes, releases or modifications of the restriction or reservations placed upon any part of the Property by any party having the right to make such changes, releases or modifications in the deeds, contract, declarations or plats in which such restrictions and reservations are set forth; and the right of enforcement shall not have the effect of preventing the assignment of those rights by the property parties wherever and whenever such right of assignment exists. The expense and costs of any enforcement proceedings initiated by the Association shall be paid out of the general fund of the Association as herein provided for;

(b) To provide such light as the Association may deem advisable on streets and the Common Area, and for the maintenance of any and all improvements, structures or facilities which may exist or be erected from time to time on any Common Area;

(c) To build facilities upon land owned or controlled by the Association;

(d) To use the Common Area and any improvements, structures or facilities erected thereon, subject to the general rules and regulations established and prescribed by the Association and subject to the establishment of charges for their use;

(e) To mow and resow the grass and to care for, spray, trim, protect, plant and replant trees and shrubs growing on the Common Area and to pick up and remove from said Property and area all loose material, rubbish, filth and accumulation of debris; and to do

any other thing necessary or desirable in the judgment of the Association to keep the Common Area in neat appearance and in good order;

(f) To exercise all rights and control over any easements which the Association may from time to time acquire, including but not limited to, those easements specifically reserved to the Association in Article VIII;

(g) To create, grant and convey easements and licenses upon, across, over and under all Association Property, including but not limited to easements for the installation, replacement, repair and maintenance of utility lines serving Lots within the Property or for such other purposes which are consistent with the overall residential nature of the Property;

(h) To create subsidiary corporations;

(i) To employ counsel and institute and prosecute such suits as the Association may deem necessary or advisable, and to defend suits brought against the Association;

(j) To employ from time to time such agents, servants and laborers as the Association may deem necessary in order to exercise the powers, rights and privileges granted to it, and to make contracts;

(k) To enter on any Lot to perform emergency repairs or to do other work reasonably necessary for the proper maintenance of the Property, and to assess the related costs against the Lot and Owner(s);

(l) To resubdivide and/or adjust the boundary lines of the Common Area;
and

(m) To borrow money and pledge assets of the Association from time to time to serve the best interests of the Association, subject to any limitations and requirements expressly described in this Declaration, the Articles of Incorporation, or the By-Laws.

Section 2. Mandatory Powers and Duties. The Association shall exercise the following powers, rights and duties:

(a) To accept title to the Common Area and to hold, administer and maintain the Common Area for the benefit and enjoyment of the owners and occupiers of Lots within the Property;

(b) to make and enforce rules and regulations governing the use of the Common Area and Lots, including, but not limited to, the imposition of monetary charges against Owners and Lots, the suspension of voting rights and the rights to use the Common Areas, and the right to seek injunctive relief against offending Owners and Lots;

(c) To obtain fidelity coverage against dishonest acts on the part of directors, officers, trustees, managers, employees or agents responsible for handling funds collected and held for the benefit of the Association. The fidelity bond shall cover the maximum funds that will be in the custody of the Association or its management agent at any time while the bond is in place. The fidelity bond coverage shall, at a minimum, be equal to the sum of three (3) months' assessments on all Lots in the Property plus the Association's reserve funds, if any;

(d) To maintain a comprehensive policy of public liability and hazard insurance covering the Common Area. Such insurance policy shall contain a severability of interest clause or endorsement which shall preclude the insurer from denying the claim of an Owner because of negligent acts of the Association or other Owners: The scope of coverage shall include all coverage in kinds and amounts commonly obtained with regard to projects similar in construction, location and use. Further, the public liability insurance must provide coverage of at least \$1,000,000.00 for bodily injury and property damage for any single occurrence;

(e) To maintain easements of which the Association is a beneficiary; and

(f) To maintain appropriate levels of reserve funding for the repair and replacement of the Common Areas and structures located thereon, and to undertake any reserve studies as may be required by law.

ARTICLE X RIGHTS OF MORTGAGEES

All Mortgagees shall have the following rights:

Section 1. A Mortgagee shall be given written notification from the Association of the following:

(a) Any proposed action that would require the consent of a specified percentage of Mortgagees;

(b) Any default in the performance of any obligation under this Declaration or related Association documents by the Owner of a Lot that is the security for the indebtedness due the Mortgagee which is not cured within sixty (60) days;

(c) Any condemnation or casualty loss that affects either a material portion of the project or the Lot that is the security for the indebtedness due the Mortgagee;

(d) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

Section 2. Any Mortgagee who obtains title to a Lot pursuant to the remedies provided in the mortgage, or foreclosure of the mortgage, or deed or assignment in lieu of foreclosure

will not be liable for each such Lot's unpaid dues or charges which accrue prior to the acquisition of title to the Lot by the Mortgagee.

Section 3. A Mortgagee shall have the right to examine the books and records of the Association during normal business hours and upon reasonable notice to the Association.

Section 4. As outlined in later sections of this Article, holders of first mortgages or other equivalent liens on Planned Unit Development Lots shall have the right, upon request to receive notice of (a) the decision of the Owners to abandon or terminate the Planned Unit Development; (b) any material amendment to the Declaration, the By-Laws, or the Articles of Incorporation; and (c) the decision of the Association to terminate professional management and assume self-management.

Section 5. Provided that improvements have been constructed in the Common Area and provided that a Mortgagee gives notice to the Association that it has relied on the value of the improvements in making a loan on the Property, then such Mortgagee shall be further entitled to the following rights:

(a) Unless sixty-seven percent (67%) of the Owners and Mortgagees representing at least fifty-one per cent (51%) of the votes of the Lots that are subject to mortgages have given their prior written approval, as required by this Declaration or related Association documents, the Association shall not:

(i) Fail to maintain fire and extended coverage insurance on insurable parts of the Common Area or other Association Property on a current replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value, based on current replacement costs, not including land value;

(ii) Use hazard insurance proceeds for losses to the Common Area or other Association Property, other than for the repair, replacement or reconstruction of such property; and

(iii) Add or amend any material provision of this Declaration, Articles of Incorporation, or By-Laws concerning the following:

- (1) voting;
- (2) assessments, assessment liens, or subordination of such liens;
- (3) reserves for maintenance, repair and replacement of those parts of the Common Area that may be replaced or require maintenance on a periodic basis;
- (4) insurance or fidelity bonds;
- (5) responsibility for maintenance and repair of the Property;

- (6) architectural controls;
- (7) annexation or withdrawal of property to or from THE GREENS OF PARK RIDGE (other than annexation of those properties referred to in Article XI, Section 5 hereof);
- (8) leasing of the Property;
- (9) imposition of any right of first refusal or similar restriction on the right of a Lot Owner to sell, transfer or otherwise convey its Property;
- (10) a decision by the Association to establish self-management when professional management has been required previously by a Mortgagee;
- (11) restoration or repair of the Property after a hazard damage or partial condemnation;
- (12) reallocation of interests in the Common Areas or rights to its use, except as provided in Article IV;
- (13) changing the boundaries of any Lot (except that any resubdivision or boundary line adjustment made by the Declarant and/or to accommodate the original construction of a dwelling on any Lot and/or the inadvertent encroachment thereof of any setback or Lot line shall require no such approval);
- (14) converting Lots into Common Areas or vice versa;
- (15) termination of the legal status of the Association after substantial destruction or condemnation of the subdivision occurs; and
- (16) any provisions that are for the express benefit of Mortgagees, and
- (iv) By act or omission change, waive, or abandon any scheme of regulations or their enforcement pertaining to the architectural design or the exterior appearance of units, the exterior maintenance of units, the maintenance of the common property party walks, common fences and driveways, and the upkeep of lawns and plantings in the Property.

An addition or amendment to this Declaration or related Association documents shall not be considered material if it is for the purpose of correcting technical errors or for clarification only. A Mortgagee who receives a written request to approve additions or amendments who does not deliver or post to the requesting party a negative response within thirty (30) days shall be deemed to have approved such request.

(b) Unless sixty-seven percent (67%) of the Owners, and Mortgagees representing at least sixty-seven percent (67%) of the votes of the Lots that are subject to

mortgages, have given their prior written approval, as required by this Declaration or related Association documents, the Association shall not by act or omission seek to abandon partition, subdivide, encumber, sell or transfer the Common Areas or other Property owned by the Association. The resubdivision and/or adjustment of boundary lines of the Common Area or the granting of easements for public utilities or other public purposes consistent with the intended use of the Common Area by the Association shall not be deemed a transfer within the meaning of this clause.

(c) A Mortgagee may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Area and may pay overdue premiums on hazard insurance policies or secure new hazard insurance coverage upon the lapse of a policy for such Common Area. The Mortgagee or Mortgagees making such payments shall be owed immediate reimbursement therefor from the Association.

(d) The assessments imposed by the Association shall include an adequate reserve fund for maintenance, repairs and replacements for those parts of the Common Area which may be replaced or require maintenance on a periodic basis. Such reserves shall be payable in regular installments rather than by Special Assessments.

(e) In the event that there is a condemnation or destruction of the Common Area or other Association Property, to the extent practicable, condemnation or insurance proceeds shall be used to repair or replace the condemned or destroyed Property.

(f) Should there be excess insurance or condemnation proceeds after the renovation, repair or reconstruction called for herein, such excess proceeds may be distributed equally to the Owners, apportioned equally by Lot; subject, however, to the priority of a Mortgagee with regard to the proceeds applicable to the Lot securing said Mortgagee.

(g) The Association must provide an audited financial statement for the preceding fiscal year to all Mortgagees upon written request.

(h) Eligible mortgage holders representing at least sixty-seven percent (67%) of the votes of the mortgaged Lots must consent to the termination of the legal status of the project for reasons other than substantial destruction or condemnation of the Property.

ARTICLE XI GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges, now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any right, provision, covenant or condition which may be granted by this Declaration shall not constitute a waiver of the right of the Association or an Owner to enforce such right, provision covenant or condition in the future. All rights, remedies and privileges granted to the Association or any Owner pursuant to any term, provision, covenant or condition of the Declaration shall be deemed to be cumulative, and the

exercise of any one or more thereof shall not be deemed to constitute an election of remedies nor shall it preclude the party exercising the same from exercising such privileges as may be granted to such party by this Declaration or at law or in equity. In any proceeding or other legal action undertaken by the Association, arising out of an alleged default upon the terms of this Declaration, excepting the collection of assessments and other charges lawfully due to the Association which shall be controlled via the provisions of Article V herein, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs, whether or not such action is brought judicially, nonjudicially, administratively, or expended prior to or without a final determination.

ARTICLE XII

Section 1. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.


Section 2. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of twenty (20) years. The covenants and restrictions of this Declaration may be amended in whole or in part by assent of the Owners representing not less than sixty-seven percent (67%) of the total eligible votes of the Owners, as evidenced by written instrument signed by the required percentage of Owners, or via a vote of sixty-seven percent (67%) of the eligible votes of those Owners present at a meeting duly called for this purpose, where quorum is satisfied.. Any amendment must be properly executed and acknowledged (in the manner required by law for the execution and acknowledgment of deeds) by the Association and recorded among the land records of Stafford, Virginia.


Section 3. Special Amendment. At any time and from time to time after the recordation of this Declaration, the Board of Directors may unilaterally make any amendment required by any of the federal mortgage agencies, such as the Veterans Administration, Federal Housing Administration, Federal National Mortgage Association, or Federal Home Loan Mortgage Corporation, or by Stafford County, Virginia, as a condition of the approval of the documents by the execution and recordation of such amendment following notice to all Owners; provided, however, that any such amendment shall not adversely affect title to any Lot unless the Owner shall consent thereto in writing.

Section 4. Annexation of Additional Property. The Association may annex additional areas and provide for maintenance, preservation and architectural control of residential Lots, and so add to its membership under the provisions of Article II; provided that any such annexation shall be authorized at a duly held meeting at which a quorum is present by the consent of more than two-thirds (2/3) of each class of the Members voting in person or by proxy. Annexations authorized under this section may be made by filing of record a Supplemental Declaration with respect to the additional property which shall extend the scheme of the covenants and restrictions of this Declaration to such property. A Supplemental

Declaration may contain such additions and modifications to the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties and as are not inconsistent with the scheme of this Declaration; provided that any improvements in annexed Property must be consistent with the improvements in the Property prior to annexation in terms of quality of construction.

IN WITNESS WHEREOF, the Board of Directors of The Greens of Park Ridge Homeowners Association, Inc. has caused this Amended and Restated Declaration of Covenants, Conditions and Restrictions to be executed in its name on behalf of the Association following the adoption of this document via the assent of sixty-seven percent (67%) of the votes of the Owners, at a meeting duly called for this purpose, pursuant to Article XI, Section 3 of the Declaration.



President


Secretary

NOT FOR RECORD

CERTIFICATION

I, the undersigned, do hereby certify:

I am the duly elected and acting President of The Greens of Park Ridge Homeowners Association Inc., a Virginia property owners' association located in Stafford, VA, established pursuant to a Declaration of Covenants, Conditions and Restrictions initially recorded in Land Records of Stafford County on July 24, 1994, at Deed Book 1025, Page 246. Further, I hereby certify that the foregoing constitutes the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Association as duly adopted via the requisite majority of the lot owners signing the ratifications of the Amendment, pursuant to Article XI, Section 3 of the Declaration and Section 55-515.1 of the Virginia Property Owners' Association Act. In witness whereof, I have hereunto subscribed my name and affixed the seal of The Greens of Park Ridge Homeowners Association, Inc. this 16th day of November, 2017.

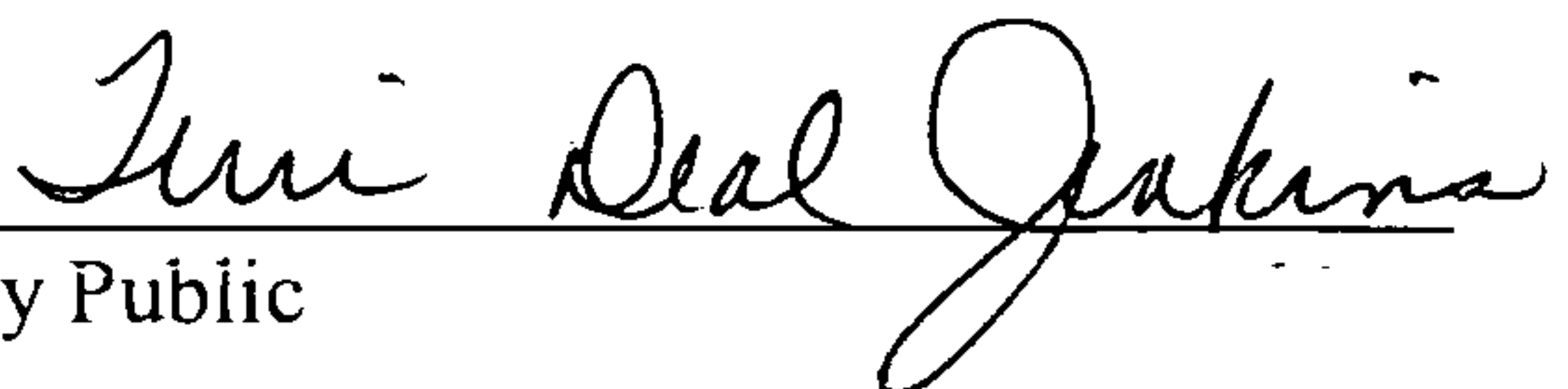


President
Andrew Miles

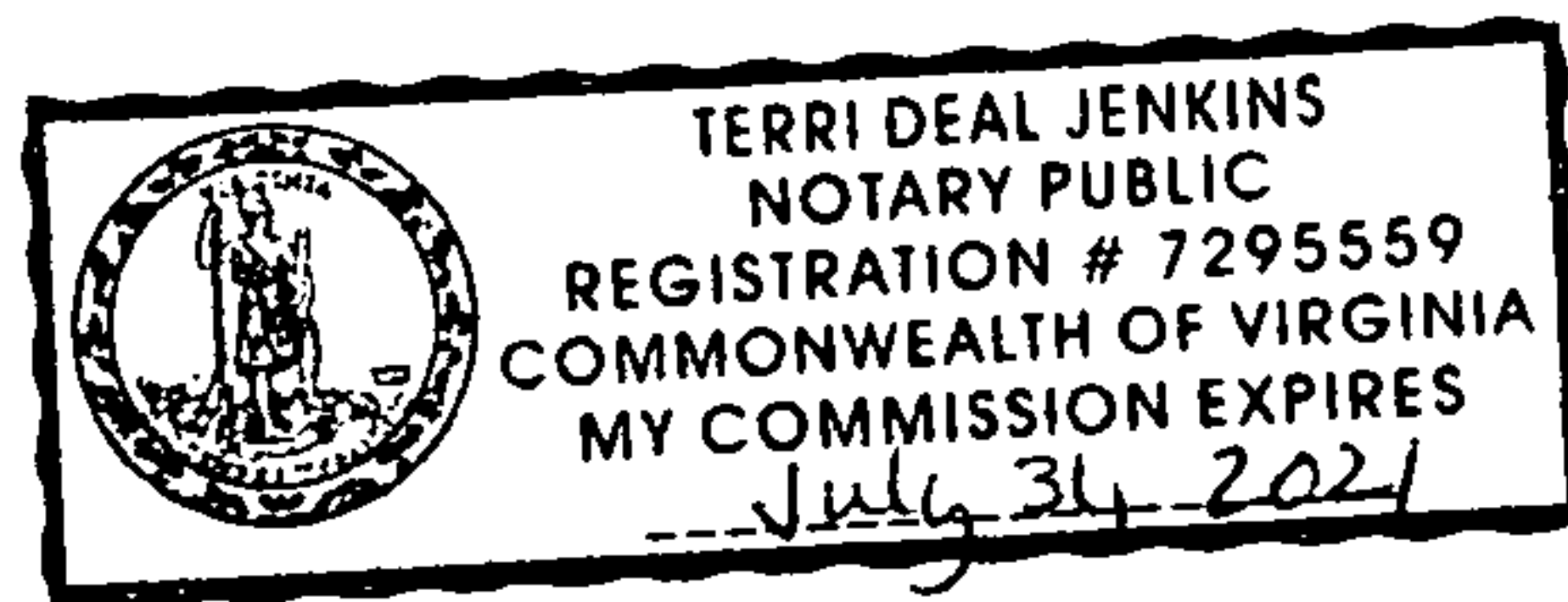
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Stafford

On this 16th day of November, 2017, before me, the undersigned notary public, personally appeared Andrew Miles, the Greens of Park Ridge Homeowners Association, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public


My Commission Expires: July 31, 2021



CERTIFICATION

I, the undersigned, do hereby certify:

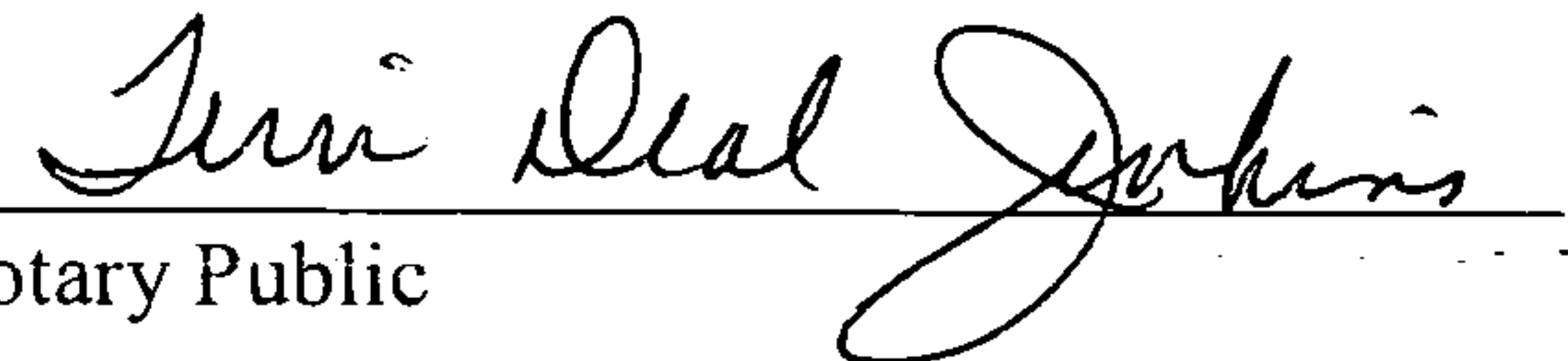
I am the duly elected and acting Secretary of The Greens of Park Ridge Homeowners Association Inc., a Virginia property owners' association located in Stafford, VA, established pursuant to a Declaration of Covenants, Conditions and Restrictions initially recorded in Land Records of Stafford County on July 24, 1994, at Deed Book 1025, Page 246. Further, I hereby certify that the foregoing constitutes the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Association as duly adopted via the requisite majority of the lot owners signing the ratifications of the Amendment, pursuant to Article XI, Section 3 of the Declaration and Section 55-515.1 of the Virginia Property Owners' Association Act. In witness whereof, I have hereunto subscribed my name and affixed the seal of The Greens of Park Ridge Homeowners Association, Inc. this 16th day of November, 2017.


Secretary
Sidney Younger

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Stafford

On this 16th day of November, 2017, before me, the undersigned notary public, personally appeared Sidney Younger, the Greens of Park Ridge Homeowners Association, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

My Commission Expires: July 31, 2021



EXHIBIT A

All that certain property, including Lots and Common Areas, as more particularly described below:

Park Ridge, Section 7A:

The real property described as Lots 17 through 22, inclusive, 74 through 80, inclusive, 95 through 107, inclusive, 118 through 121, inclusive, and Parcel A, PARK RIDGE Section 7-A.

Said property is described in both the plat prepared by Harry A.V. Lundstrom, Jr. entitled "PARK RIDGE SECTION 7-A", dated September, 1993 recorded in Deed Book 25 at Page 246 among the land records of Stafford County, and the Declaration of Covenants, Conditions and Restrictions, which is recorded at Deed Book 1025, Page 036 among the records of the Office of the Clerk of the Circuit Court of Stafford County, Virginia.

Park Ridge, Section 7B:

The 4.7952 acre parcel of land located in the Rock Hill Magisterial District, Stafford County, Virginia, shown on the plat of survey entitled "Park Ridge, Section 7B", dated June 8, 1994, prepared by Harry A. V. Lundstrom, Jr., Consulting Engineer, Springfield, Virginia, a copy of which plat is recorded with the Supplemental Declaration for Park Ridge, Section 7B, recorded at Deed Book 1051, Page 740, in the Office of the Clerk of the Circuit Court of Stafford County, Virginia.

Park Ridge, Section 7C

The 7.471 acre parcel of land located in the Rock Hill Magisterial District, Stafford County, Virginia, shown on the plat of survey entitled "Park Ridge, Section 7C," dated February 18, 1994, revised June 2, 1994, prepared by Harry A. V. Lundstrom, Jr., Consulting Engineer, Springfield, Virginia, a copy of which plat is recorded with the Supplemental Declaration for Park Ridge Section 7C, recorded at LR960018743, in the Office of the Clerk of the Circuit Court of Stafford County, Virginia and at Plat Book 29, Pages 203 and 204.

Park Ridge Section 7D

The 4.427 acre parcel of land located in the Rock Hill Magisterial District, Stafford County, Virginia, developed as Park Ridge Section 7D, and shown as Parcel B-1 on plat of Barry A. V. Lundstrom, Jr., Consulting Engineer, dated April 26, 1995, last revised June 30, 1995, and recorded in the Circuit Court Clerk's Office of Stafford County, Virginia, in Plat Book 28, Pages 4 and 5, and as described in the Supplemental Declaration for Park Ridge, Section 7D, which us recorded at LR 960019052 among the recorded of the Office of the Clerk of the Circuit Court of Stafford County, Virginia.

**VIRGINIA LAND RECORD COVER SHEET
FORM A – COVER SHEET CONTENT**

Instrument Date: 12/7/2017
Instrument Type: DEC
Number of Parcels: 4 Number of Pages: 23
 City County

STAFFORD

TAX EXEMPT? VIRGINIA/FEDERAL LAW
 Grantor: _____
 Grantee: _____
Consideration: \$0.00
Existing Debt: \$0.00
Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):
Original Principal: \$0.00
Fair Market Value Increase: \$0.00

(Area Above Reserved For Deed Stamp Only)

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____
Prior Recording At: City County

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

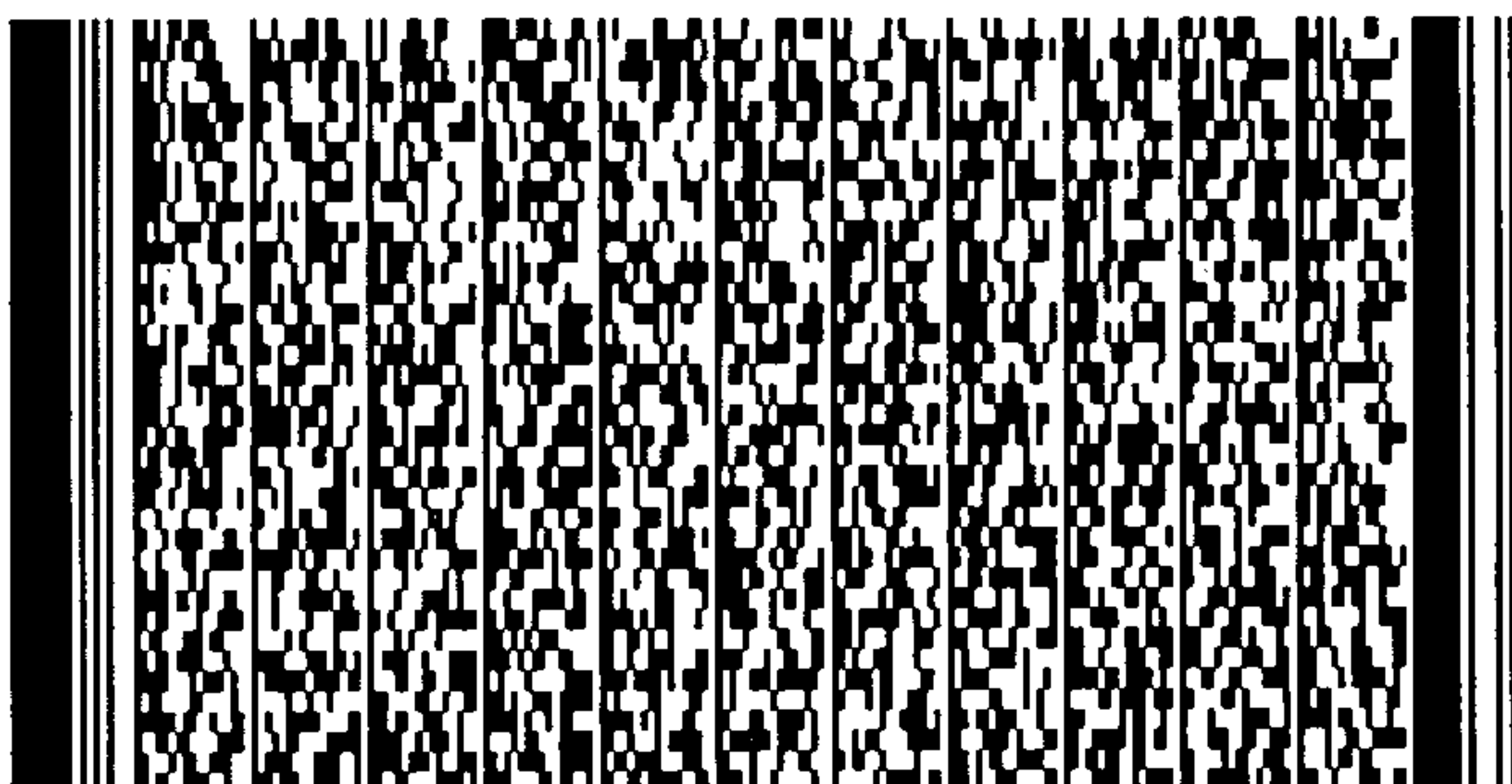
1 Grantor: THE GREENS OF PARK RIDGE HOMEOWNERS ASSOCIATION
 Grantor: _____
1 Grantee: THE GREENS OF PARK RIDGE HOMEOWNERS ASSOCIATION
 Grantee: _____

GRANTEE ADDRESS

Name: THE GREENS OF PARK RIDGE HOMEOWNERS ASSOCIATION
Address: C/O REES BROOME PC 1900 GALLOWS ROAD SUITE 700
City: TYSONS CORNER State: VA Zip Code: 22182
Book Number: _____ Page Number: _____ Instrument Number: _____
Parcel Identification Number (PIN): 9137 Tax Map Number: 20S 7A
Short Property Description: SECTION 7A PARK RIDGE

Current Property Address:

City: FREDERICKSBURG State: VA Zip Code: 22404
Instrument Prepared By: KATHLEEN N. MACHADO Recording Paid By: REES BROOME PC
Recording Returned To: KATHLEEN N. MACHADO/REESBROOME PC
Address: 1900 GALLOWS ROAD SUITE 700
City: TYSONS CORNER State: VA Zip Code: 22182



VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 12/7/2017
Instrument Type: DEC
Number of Parcels: 4 Number of Pages: 23
 City County
STAFFORD

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number (PIN): 9137

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 20S 7B
Short Property Description: SECTION 7B PARK RIDGE

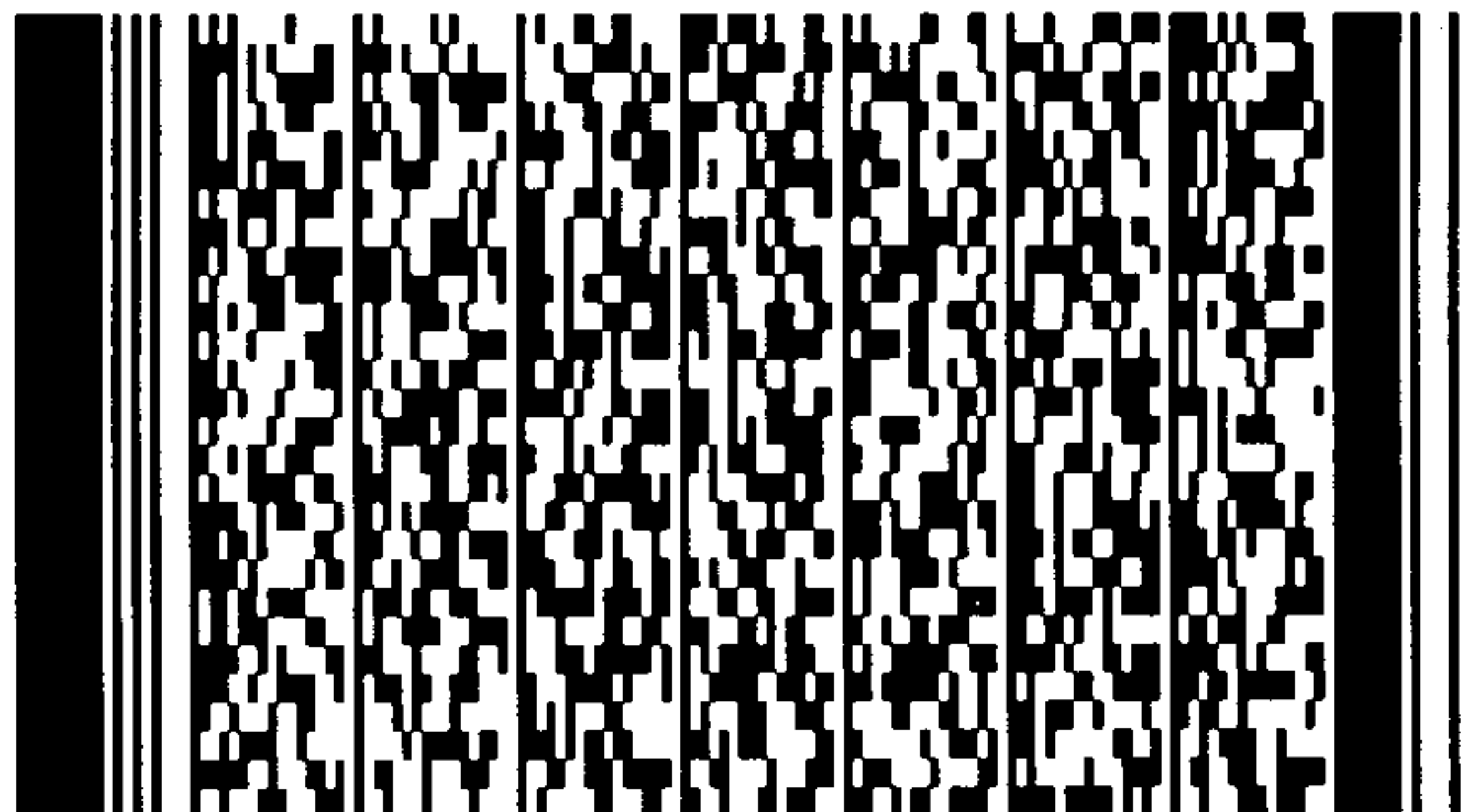
Current Property Address: _____
City: FREDERICKSBURG State: VA Zip Code: 22404

Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number (PIN): 9137

Tax Map Number: 20S 7C
Short Property Description: SECTION 7C PARK RIDGE

Current Property Address: _____
City: FREDERICKSBURG State: VA Zip Code: 22404

NOT FOR RESALE



VIRGINIA LAND RECORD COVER SHEET

FORM C - ADDITIONAL PARCELS

Instrument Date: 12/7/2017
Instrument Type: DEC
Number of Parcels: 4 Number of Pages: 23
 City County
STAFFORD

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number (PIN): 9137
Tax Map Number: 20S 7D
Short Property Description: SECTION 7D PARK RIDGE

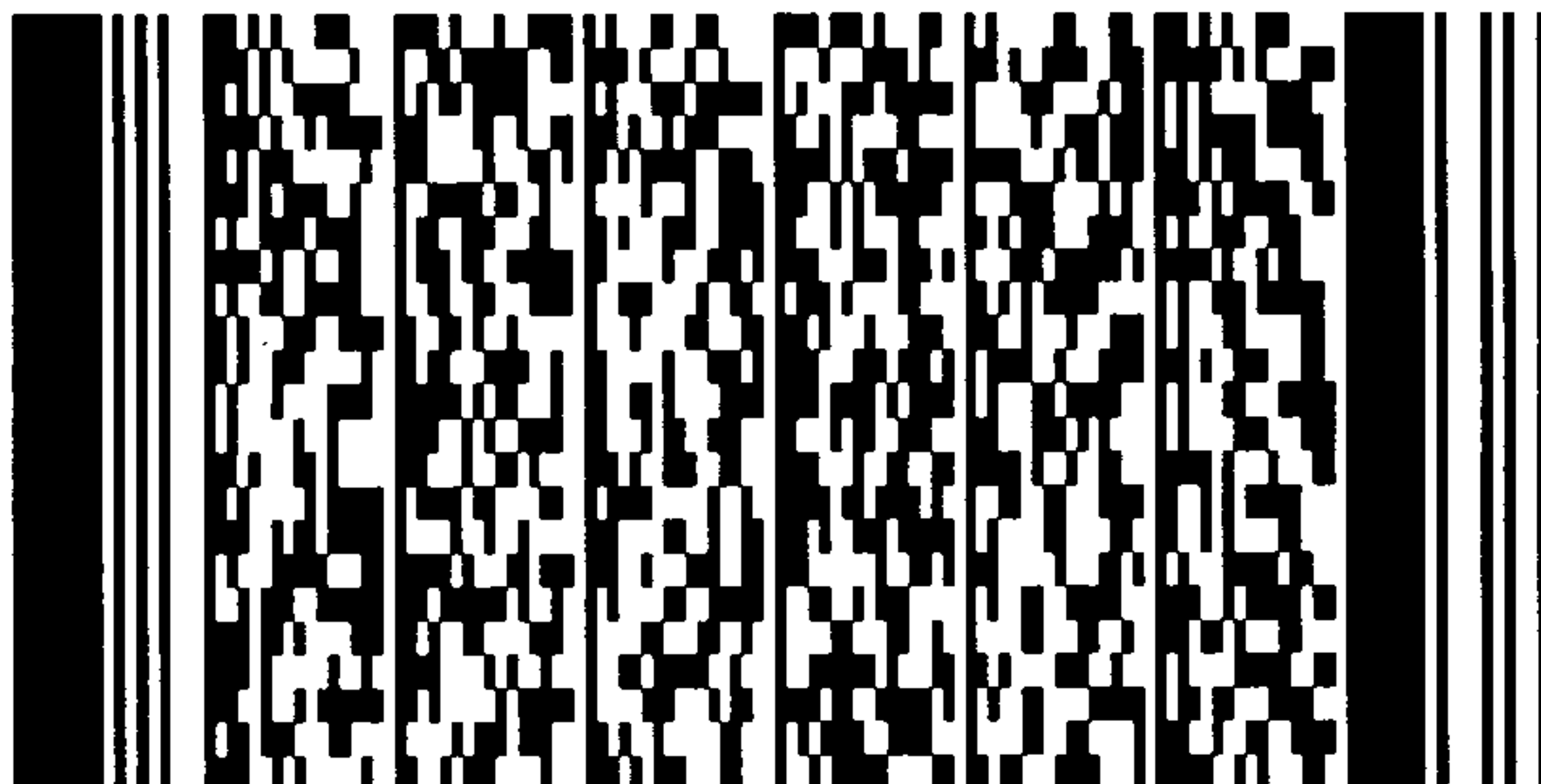
Current Property Address: _____
City: FREDERICKSBURG State: VA Zip Code: 22404

Prior Recording At: City County
Percentage In This Jurisdiction: _____
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number (PIN): _____
Tax Map Number: _____
Short Property Description: _____

Current Property Address: _____
City: _____ State: _____ Zip Code: _____

(Area Above Reserved For Deed Stamp Only)

NOT FOR RESALE



NOT FOR RESALE

INSTRUMENT # 170022323
RECORDED IN THE CLERK'S OFFICE OF
STAFFORD COUNTY ON
DECEMBER 13, 2017 AT 10:14AM

KATHY M. STERNE, CLERK
RECORDED BY: ASR