

**RAG MOUNTAIN ESTATES OWNERS ASSOCIATION, INC.**  
**GENERAL DELIVERY, SYRIA, VIRGINIA 22743**

**DEED COVENANTS, REVISED OCTOBER 18, 2003**

1. All parked vehicles, including trailers and campers, shall be maintained in complete operating condition, with wheels on, tires duly inflated and, if motorized, with motor in running condition. No vehicles, including trailers and campers, shall be parked in a visually obtrusive or unsafe location. Abandoned or deteriorated vehicles shall be removed by owner at the request of RMEOA.
2. In order to maintain a rustic character, the exterior walls of all buildings above the grade level story shall be constructed of either natural stone or wood. No building shall be painted on the outside with other than natural hues or clear coatings. Exposed portions of concrete, concrete masonry, or parged grade level walls shall be painted on the outside to harmonize with finish on the main portion of buildings. Metal buildings, brick buildings, vinyl or aluminum siding, and single and/or double wide mobile homes are prohibited. Roofs may be any standard roofing material. Abandoned or deteriorated structures shall be removed by owner at the request of RMEOA.
3. No structure smaller than 400 square feet in area shall be used as a residence. No single structure shall exceed 2000 square feet in area of ground covered, exclusive of uncovered decks or overhangs.
4. Property is for private use of property owners, guests of owners, heirs and assigns and is not to be used for any commercial purpose.
5. To preserve woodland and maintain habitat and migration routes for wildlife, property shall be left in its natural state as much as possible. Clearcutting is prohibited except when required for building, utilities (including septic systems), access or safety.
6. Hunting is prohibited. Discharge of firearms is permissible only in life-threatening situations, or for preservation of safe habitat.

Return to: RMEOA  
General Delivery  
Syria, VA 22743

7. Each property owner shall become, at the time of purchase, a member of the RAG MOUNTAIN ESTATES OWNERS ASSOCIATION, INC., herein referred to as RMEOA. RMEOA is a non-profit association of owners of said property. Purchasers agree to abide by these restrictions and regulations, including any changes, additions or deletions which are deemed necessary and appropriate by a two-thirds decision of the membership. Said association is hereby granted all power necessary to act under the terms of this paragraph, provided that the decisions thereof are consistent with the effort to enhance and appreciate the value of the property and to provide for the health and safety of the members. Each member/owner will participate equally in all RMEOA decisions at all membership meetings and ample notice will be given of all meetings.

8. RMEOA will hold title to all recreational areas and facilities within the boundaries of Rag Mountain Estates (RME) and all property except such property as is individually owned by member/owners.

9. No lot within RME may be subdivided without consent in writing from RMEOA.

10. No signs, billboards or advertising of any kind shall be erected, placed or maintained on any lots or tracts within RME, nor upon any building erected therein, except directional and information signs of RMEOA, and "name signs" erected by property owners to identify their property.

11. No permanent outside toilets will be permitted on said lots and all drainage fields, septic tanks and cesspools must be approved by the Virginia State Health Department.

12. RMEOA reserves unto itself the right to erect and maintain telephone and electric light poles, conduits and equipment, and utility lines along existing roadways and rights-of-way, or to grant easements or rights-of-way therefore, with the right of ingress and egress for the purpose of maintenance on, over, or under a strip of land 5 feet wide at any point along the side, rear or front lines of any lots within RME.

13. RMEOA shall impose, by a by-law duly adopted or by a majority vote at a regular annual meeting, an annual assessment against each owner of land located in RME, which shall be used for the upkeep and maintenance of the roadways and other common areas lying in RME. Road maintenance and

upkeep shall be supervised by the road committee, and upkeep and maintenance of the recreational areas shall be under the supervision of the building and grounds committee. Such annual assessments are due and payable on or before 60 days after receipt of the bill each year. Any payment not made within the fiscal year shall constitute a lien on said property in accordance with recorded amendment to the deed of dedication recorded in Deed Book 132, Page 510, and the Treasurer is further authorized to make such releases and issue discharges as may be necessary.

14. All vehicles shall be operated in a safe and courteous manner which will not endanger or unnecessarily disturb members, their guests, or the wildlife.

15. Unless a motorcycle, motorbike, snowmobile or other motorized vehicle is used only for transportation to and from a member's property, these vehicles are prohibited from RME. All-terrain vehicles (ATV's) are prohibited at all times.

16. Trespassing on land of individual property owners by member/owners or their guests is forbidden and may be treated as a misdemeanor.

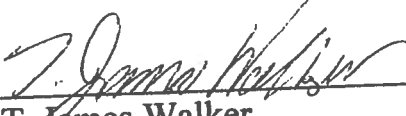
17. Property owners who use their land seasonally for camping, etc. are to maintain their property in a manner that does not detract from the appearance of RME.

18. Speed limit shall not exceed 15 MPH on RME roads.

19. Each member is responsible for the behavior and safety of the owner, family members, guests and/or tenants while on the community property of RMEOA. Each member shall hold harmless all other members, and RMEOA itself, for the injury or death on another member's property, or the community property of RMEOA.

CERTIFICATE

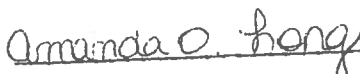
This is to certify that the above revised deed covenants were approved by the membership of the Rag Mountain Estates Owners Association, Inc. (RMEOA) by a mail vote tallied at a regular meeting of the Executive Committee of RMEOA on October 18, 2003. RMEOA had 46 members qualified to vote. 26 members voted. 22 voted to approve the revised covenants, 4 to disapprove. More than two thirds of the members having approved the revised covenants, they were declared in effect as of October 18, 2003.

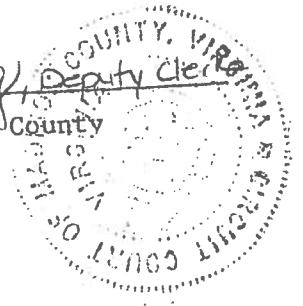
  
T. James Walker  
Treasurer, RMEOA

State of Virginia  
County of Madison

Subscribed and sworn to before me this 13th day of October, 2004, by  
T. James Walker, Treasurer RMEOA.

Commission Expires: n/a

  
Deputy Clerk Madison County  
Circuit Court



INSTRUMENT #04-0001742  
RECORDED IN THE CLERK'S OFFICE OF  
MADISON IN  
OCTOBER 15, 2004 AT 08:12PM  
CAROLINE WATTS, CLERK

RECORDED BY: AD  
Amanda O. Hong, Deputy Clerk