

The Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to all Property in Greywalls was recorded in the Clerk's Office of the Circuit Court of Powhatan County, Virginia, on March 29, 1994, in Deed Book 280, page 296.

The Declaration of Covenant and Restrictions of the Greywalls Community Association, Inc. and The Reed's Landing Corporation and Oliver D. Rudy, Trustee, was recorded in the Clerk's Office of the Circuit Court of Powhatan County, Virginia, on March 29, 1994, in Deed Book 280, page 311.

EXCERPTS FROM THE COMMUNITY ASSOCIATION
DOCUMENTS AND RESTRICTIVE COVENANTS

PURCHASERS SHOULD CAREFULLY REVIEW
THE ENTIRE CONTENTS OF THE RECORDED DOCUMENTS

Greywalls Community Association

The Greywalls Community Association is a non-profit entity composed of all property owners. Its purpose is four-fold:

1. Maintain the private roads, roadside, and signage within the community.
2. Oversee and provide minimal maintenance of open-space areas in the community.
3. Handle security guard staff and guardhouse maintenance.
4. Handle administrative responsibilities and serve as a communication link between property owners and the developer. The Community Association has its own Board of Directors and is operated as a separate entity with its own bank account, accounting, legal counsel, etc.

Association dues will be paid by each property owner, the developer will, likewise, pay for his developed lots and his undeveloped acreage. Dues for homeowners will be billed annually or quarterly by the Association. Association dues will increase as dictated by the Consumer Price Index or by vote of the membership (a detailed formula is found in the documents).

Architectural Review

A four step architectural review process will be utilized in Greywalls as an aid to the buyers:

1. **Preliminary:** At an early stage during the design process (before beginning working drawings) schematic designs (including floor plans and all elevations at a scale of 1/4" = 1') should be submitted so that any changes required or suggestions made by the review board can be easily incorporated into the final working drawings. A preliminary site plan must accompany this submission so that setbacks can be confirmed. This step will save lot owners time and offers an opportunity to avail themselves of the expertise and advice of the review board. With changes incorporated from this preliminary review, the final review becomes more routine.
2. **Final:** This submission should consist of the final working drawings of how the house is actually to be built, incorporating any changes required by the review board. A final site plan and a complete listing of exterior materials and colors must accompany this submission.
3. **Stakeout Review:** A member of the Architectural Advisory Board will accompany the owner or builder to the site to review the stakeout and approve the flagging for clearing. Each corner of the house should be clearly marked by a stake and the entire clearing (including the driveway) should be defined with flagging tape. Any other clearing (for views, etc.) should also be clearly marked.
4. Houses should incorporate a minimum landscape of \$3,000 (for plant materials) as the initial installation of an overall landscape and site plan must be submitted with your building plans to the Architectural Advisory Board. Fifteen (15) Dogwood trees should be retained or planted on each lot.
5. **Final Compliance:** The exterior of the house must be built substantially in conformance with the plans submitted for this form to be issued. Approved colors, proper treatment of driveways, provision of service yard, and other requirements of these restrictions must also be complied with.

Rules for Persons Working in the Area

1. Place gravel on road entrances the day clearing starts. The gravel should extend from the existing pavement to a point 50 or more feet into the lot.
2. Cars may not park on road shoulders. Workmen will park either on the lot or on the road pavement. When parking on the pavement the car should be positioned to allow one way traffic around the parked vehicle.
3. Trash generated from eating or drinking should be removed from the subdivision at the end of each day.

Additional Information

1. The gate house phone number is 598-5959.
2. Mailboxes are standard and are ordered through the Community Association - phone 598-5959.