

this purpose.

It is expressly understood and agreed that all roads in the subdivision are thirty (30) feet in width with fifteen (15) feet thereof being within the bounds of the lot herein conveyed, and it is further understood and agreed that said roads are for the mutual benefit and use of all of the lot owners in said subdivision and that the maintenance of said roads shall be the sole responsibility of the owners of the lots that adjoin said roads.

It is further understood and agreed that all driveway culverts will be at least twenty-five (25) feet from the center of said road right of way.

It is further understood and agreed that no rights of way shall be permitted through any of the lots in said subdivision for the purpose of granting access to any adjoin real estate which is not a part of said subdivision.

The Grantee herein shall be given non-exclusive rights to use the water line easements as described in the various deeds for the Miller real estate, which rights of way shall not be exclusive.

The real estate conveyed herein shall be subject to the following restrictions and covenants, which covenants are to run with the land:

- (1) No residential trailers, except double wide or modular homes, are allowed on the real estate herein conveyed. However, these trailers must be on a solid foundation.
- (2) No trucks, old cars or unsightly vehicles of any type or description may be left, stored, or abandoned on said real estate.

This conveyance is made together with and subject to easements, conditions, restrictions, and rights-of-way of record, if any, contained in the instruments forming the heaion of title to the property conveyed herein.

TO HAVE AND TO HOLD the real estate herein conveyed together with the improvements, if any, and all rights, rights of way, easements, roads, timbers, waters, minerals and mineral rights and appurtenances thereunto belonging, thereunto belonging, unto Charles B. Asper, Grantee and Party of the Second Part, his heirs, successors and assigns.

WITNESS the following signatures and seals:

MT. CARMEL HOMES, LLC
A Virginia Limited Liability Company

By: Rodolfo R. De la Cruz SEAL