## RITTER'S HIDDEN VALLEY ESTATES

## ROAD MAINTENANCE CONTRACT

TSDM Λ̈́q Contractor, and GENE Corporation, the second JOIN PROPERTY between H CONTRACT, THE party SI part, RITTER SOLD CEEC made hereinafter called the Owners. <del>o</del> <u>a</u> TO SUBSEQUENT TO MAINTENANCE STANTON and CHARLOTTE the and dated this CERTIFY first THAT part, PURCHASERS, CORPORATION, INC., 30th day of October, THE hereinafter MAINTENANCE **D** RITTER MAINTENANCE STANTON, parties K called ρυ THE EVENT SEER Virginia ARE

herein, WITNESSETH: the party/parties hereby mutually (\$10.00), That and other for and valuable in consideration consideration as agree(a) of the ವ್ಷ follows: sum of set forth Ten

Spring, Contractor property being Contractor hereby agrees to grade the however, agrees 山口 ledst mous ou to grade and maintain the right described as twice removal ជា Year, once follows: Section IX, Parcel is required. in the rights of Fall of way to and once way t 0 the the Ť . ص

will year O H 00/100 the 1st be charged thereafter Dollars consideration day of January, and Owners (\$100.00) per year, 는 는 for due agree Ø by March 1, of each year and per month finance charge five Offi to pay the Contractor the Contractor's Agreement 1999, (5) year (1998 having been for period. All road maintenance, beginning past One prorated continuing each due Q (t Kundred grade accounts E E the

maintenance periods, the first five Ritter Maintenance extend said Maintenance right however, period for reserved fees <u>(5</u> each years of this Will Cor þ. y d К rear. 0 poration, 1 from Contract Ritter Maintenance increased Five mutually Contract thereafter the date Inc. ₽. 00 understood for ď and during of the run additional and 00/100 the Owners, #OF Corporation, said and five original Dollars agreed between five five that (5) years contract, after <u>(S</u> (5) year Inc. (\$5.00) year with to

Percent Will per O Hi will be be e increased Five and 00/100 Dollars that paying the year second renewal continue first (5%) by majority paying One Hupdred 00/100 Dollars maintenance. said increases began January 1, 1991. One Hundred increases in any Inc., ten to increase Five and 00/100 Dollars (15)(10) S O K vote one שענ years n dues and Twenty Five year During the second five (5) year the year not of the stockholders 6th through the from the date of this Contract period thereafter needed to offset rt O þe (\$5.00) a 0f increased this and 00/100 (\$150.00) 10th year, dues Contract year of Ritter Maintenance Λq For so that Dollars (\$5.00) more per year. the Owner will example renewal than E E the inflation (\$125.00) per Will the end Owner year be

provide premises parties ассевв hereto that is further and cut Contrac and mutually agreed Top b remove the event Wì l the  $\vdash$ have tree യ the tree and from right fall understood the t 0 W premis from enter between Φ the uodn SO Owners' **S** the the to

ditch and create access hereto D. further to the that storm mutually dwners' property. the drains Contractor understood where will necessary have and in order agreed the right between ťο ť provide side the

not basis with agree to Corporation, the Maintenance transferrable Valley accept stock the Inc., of stock other dwners, and this shall present in the ownership and duty Estates Ritter except C.L. Corporation over to ts election, ťο section and have been Maintenance ĽΟ be issued Ф subsequent all may per developed, Corporation, of maintenance future the lot lot, рі H anytime Purchaser be evidenced free sections Owners. Ritter Inc., and clear of convey ownership on a O Hi Maintenance φ£ such share The pres by equal Rict pro-rata Owners any

rced the signatur 8 hereto, the Owners

Maintenance plog certifying costs property non-payment g ptre The subsequent and attorney's that Owners Corporat they 0 #h a11 main W±11 fur **burchasers** 1000 1000 g tenance ther aintenance эd ţ which agree responsible for join #008 are incurred dues that that in Will the are ä 4 the Deed þ creat current any Ħ event for ces COSTS collect Ø Kres the the such ien ion property for esodznd noqu 6 O Fi Ritter these court the ) 19 O Hi

hei This and assigns Contract and ehall subsequent þ binding Purchasers troďn the 0 Owner/Owners, said property. their

Contractor Ιt ۲. 3 E T further an indep underscocd endent Contractor between the and parties not an employee hereto that O Hi gaid the

WITNESS the fol1 pwing signatures and seals

RITTER MAINTENANCE A Virginia Corpora CORPORATION, INC

Corporat nor

BY: NOINI Ħ. RITTER ident (SEAL)

STANTON, Owner (SEAL)

STANTON, Owner (SEAL)

STATE OF VIRGINIA CITY OF WINCHESTER COMMONWEALTH AT LARGE

to-wit:

October, Commonwealth foregoing Ritter aforesaid Maintenance Debra 1998, ď Road and hereby Toms, has Maint ackno go<sub>2</sub> personally Q) Ω enance ertify Notary wledged poration, that Public Contract the appeared Inc., CLINTON same ļ whose and bearing before ₽ for name RITTER, the me date 0) Pμ 13 signed ate mγ the President State and 30th ď City, and the of O H

Given under Ą ha nd thie 30th day O Hi October 1998

commission expires: N /28/2002

, to-wit:
I,, a Notary Public in and for the
state and, aforesaid do hereby certify
ENE D. STANTON and CHARLOTTE B. STANTON, whose names
he foregoing Road Maintenance Contract bearing date
of October, 1998, have personally appeared
cknowledged the same
Given under my hand this day of November,
My commission expires
Notary Public
This instrument was prepared by Clinton R. Ritter, Afterney at

Law, 205 East Boscawen Street, Winchester,

## ITTER'S HIDDEN VALLEY ESTATES

## LAKE AND PARK MAINTENANCE CONTRACT

Contractor, and GENE λq Corporation, and second part, hereinafter between CONTRACT, made Ritter's party RITTER d fi 0 Hidden Valley Estates. MAINTENANCE STANTON the and dated this firat called the Owners and CHARLOTTE B. part, CORPORATION, INC., 30th day of October, hereinafter STANTON, parties of, Section XI, called δı Virginia

herein, Dollar WITNESSETH: (\$1.00), and the parties hereby mutually agree Thak other for and in consideration of the valuable consideration 0 follows හ හ set forth

- March 1, accounts CARLISLE-LUPTON LAKE O RITTER MAINTENANCE Hundred and 00/100 of maintaining the Four (4) acre lake Ø Will of each year Owners, þ charged VALLEY and CORPORATION, INC., his/her/their heirs or assigns, Dollars the 1% per month ESTATES, ALEXANDER-MATHEW (\$100.00) designated late for access per and charge year, park PARK. and snlď area situate at ۲. ۲. to and for known All agree paid increases past a **3** to after the рау
- the The Contractor Lake and park area agrees clean iπ consideration O Ha the said
- ω The Owners agrees to abide by all Park and Lake Ru]
- shall terminate Owners' Non-payment <u>0</u> annual rights dues or violation of Park-Lake Off. ассевв rules
- Çī. ractor i E not responsible for accidents.
- costs attractive 9 Maintenance and is not duee to be are construed for keeping as payment Lake for and replacement Park
- facilities are developed, election, Hidden After duty may at the Valley of maintenance present ahytime Estates, Ritter Maintenance Corporation, convey sections О Н which such ownership and facilities may a11 have O H, future the over access Lake sections to Inc., and Park to the said lot act Of.

Inc purchaser Owners agree owners issuance rata basis and clear of any such having 0f O Hi said lot shares 17 Ωi ahares with all other owners, and this shall be evidenced accept right not. Of encumbrances of access to the said Lake and Park area. the ownership One share stock in Ritter transferrable of stock and duty of maintenance except Maintenance Corporation, to be issued per lot t o Ωį subsequent on a

o • 1

- Valley interest of the majority of the property Owners majority vote change, Estates Ritter Maintenance alter, of the delete stockholders, if it 9 Corporation, add to the Lake Inc., о Н. deemed and O Hi reserves Ritter's Hidden Park ų, the Rules the best right Λq
- Bold certifying Maintenance property and the that and the owners further collection t O non-payment As evidenced subsequent that Corporation to join in the deed O<sub>rt</sub> all maintenance these owners are responsible O<sub>H</sub> Ħ purchaser, aintenance fees feeg agree that by the signatures hereto, such as court duee that it in the event that are current will for any expenses costs and is necessary create for the a lien attorneys fees, the the property owner esogrug for Ritter Todn incurred the 0 ļ.
- majority additional 00/100 Dollars date of ten (10) increased 10. the vote ijţ year increases is agreed original contract, dues will be increased by Five Λq Ö, (\$5.00) period more the needed than five that after tockholders of per year Said increases began January 1, 1991. thereafter percent from the first said Corporation, for each year thereafter to offset (5%) five (5) in any one inflation to be years year but not from Any and for Áq

RITTER MAINTENANCE CORPORATION, A Virginia Corporation

CLINTON R. RITTER, President

(SEAL)

: YE

ᅵ STANTON

Owner

STATE OF VIRGINIA CITY OF WINCHESTER COMMONWEALTH AT LARGE

ARGE, to-wit:

Commonwealth and October, Ritter foregoing aforesaid ĭ Maintenance Debra Toms, 1998, фo Lake hereby has Maint acknowledged рe Comporation, Inc., þ dertify rsonally enance Notary that Public Contract the appeared before me CLINTON R. game in and for the whose name bearing RITTER, date n T r I State signed to γm the President of State and city, 30th and the O H

Given under my hand this 30th day O H October, 1998

My commission expires: 2/28/2002

Molary Public Bra

	of October, 1998, have pe	the foregoing Lake Maintenance	GENE D. STANTON and CHARLOTTE B. STANTON, whose names are signed to	State and	Ι,	, t <sub>(</sub>	STATE OF	_
day	personally	Contract	3. STANTON	_, aforesa	, a N	to-wit:		
day of November,	appeared	Contract bearing date	, whose nam	aforesaid do hereby certify that	a Notary Public in and for the			
er, 1998.	before	ate the	les are	by cert	ic in an			
•	me and	the 30th day	sígnec	ify t	d for			

Law, This instrument wa 205 East Boscawer Waa prepared by Clinton R. Ritter, Street, Winchester, Virginia Attorney at 22601.

Notary

Public

DEEL

CORPORATION, γď CHARLOTTE part, and SIHL hereinaf hereinaf between . A DEED TNC., ហ្វ #er ter Ter TANTON, made WALLACE called party of called and dated this husband Ç the the BERRY, Widower, the third part. Grantor, and GENE Grantees, and wife, parties かったい and day party RITTER О Н D. of O H1 STANTON MAINTENANCE the the second first and

S plat herein Commission which Ritter's Virginia, belonging, waters, improvements containing ä. 9 unto Gene does hereby acknowlebged, consideration d Dollars Tit though joint common, 757, of said real plat hereby WITNESSETH: Hidden minerals, tenant (\$10.00 which being D. Οfi 18 same situate five a11 grant Ë Stanton and Hampshire 0 ď map Valley Estates, ereon, eemed valid in known record that were рe estate with (5) cash That and convey O H free μ'n oil the said plat and acres, and designated rights of certain textually Capon County, in hand in the for and prepared by Charles H. and clear Charlotte and all rs S with more District, Grantor and law, 1 Office West rights, rights gae tract in consideration as shown upon that paid and survivorship have and O Hi the O<sub>K</sub> . M covenants of Virginia in and of the all liens and encumbrances, as O K the Stanton, graphically less, receipt Lot Hampshire other parcel of real appurtenances Party same Clerk of No. 0 and together Kirkland, C.L.S., good of all of husband and wife, force Deed Book O.H General O Hŋ way, 9 not certain map the the incorporated County, and Section and the easements, S) First with sum of Warranty which is thereto estate County tenants 312 West XI, the g) (1 Ten 20

wife County Staniucha, which was The γď Commissi Deed real conveyed unto Wallace singl ರ್ಷ estate 3 0 ced () |≒i and recorded the Hampshire herein 28th day conveyed ი. in the O.F County, Berry October, Office μ. and Margie West Ø the 1993, of the Virginia, same from Krzysztof ŗ Clerk Berry, ín 0 #1 estate Deed aid

Book description E T the of. Page the cein 356, property contained to which hereby for reference conveyed. further u O and hereby more particular to the

Service of Service

referenced acquired fee Margie Deed ۲ simple Berry, title Mou γď deceased, the survivorship clause and the Grantor here ä. the ijΠ having above

herein. aforesaid following restrictions This restractions real conv and building lines reyance estate which are and μ. made ä, particular O.ff real record, aubject covenants if any, made 0 G and incorporated the subject affecting covenants, tο the the

- from residential int renting ent The of, and ር የ property this pidence recreational restriction Q conveyed summer purposes Λq 0 L home this preventing ţ only. Deed Ø prospective However, ₽. 13 рı to property e D j. tenant used ņ. owner not
- the premises No mobile home 20 camper trailer ۳. ش to **9**d placed nodn
- 90 subdivided No into cel 20 parcels parcels 0 Hi less ο£ land than conveyed three (3) Λq this acres De
- tract. Only one single family dwelling per each three acres
- Twenty-Five Z O (25) building feet t O S, any structures right о Н, can way. be placed close than
- səsodınd properties Dillon's Buyer upon the Run. There to-wit **1** the P. 5 premises, 如owever, Ø can rties election ā fish a d hereto no ۲. and hatchery or fish farm may commercial ω μ. in particular, specifically that use Dillon's the enterprise Seller pnivlovni and mutually Run for pla on the commercial adjoining agreed use the Of
- 7. The Gra ntees agree not to pollute Dillon's
- premises ω. which w plud cantees create agree Ωı nuisance not t O place Öζ þe unsightly anything uodn the
- ø N O <del>ji.</del> ņ house can þe erected nodn the premises

Thousand square feet and O Hi 00 floor 00T, Dollars apace and (\$1 œ Ø ā 000 Ø COS 00) d 0 Ħ . ២នន than ghteen

- reasonable along the 10. The bound acce G K antora 88 ΛX Ct lines O roade reser 0 ij ಶಕ್ಷತ್ತುದ್ದ ďe þ Ritter' Hi. parce é (5) Œ Hidden μ. foot Ħ necessary, drainage Valley Ħ to sta eas provide
- Wil. uti i to nux O with The such ĸ nt ghts Ø W ero, elect 0 reserve Yew H. G. o H c × easements division telephon for اسا D ines wate the H asodind and sewe of f Iduq which HC
- hrd mises 'emov 2 The 9 ġ, 8 gr S) ntors before than rt reserve the we) . Ce 7 2 (12)the day right inches 0 H: August, 0 ОŪ CK remove 0 1988 Ø the ct **Stump** oup timber to
- 1/00 January prorated) be mainta subject egress be (L) n Ö gnatures joint 00 her 띡 F100 rat (5) gaini Į., ဝ္ဌ Doll 0 from Ħ thei 7 year 1991 g rights The howeve 89.3.i right the here ars Wit Ritt ₹Ť. Rit ည ရာ Ò яď ď 7 17.1 집 TEX C Q TU ter' ± € 0£ operty Ö \$100.0 o fo int the Ϋ́ right ods, end that day Maint way 0 ways  $\mathbf{m}$ enance and Hidden said 9 Ð righ for hereby said Œ O fi the enance Ø Ø per covenant 0 1881 Ø  $\leftrightarrow$ the Maintenance January Grantees shown Contra Maintenance way, gne year Valley reserved conveyed use Corporation 9 said Ô H maintenance S O O H agree Estates a 1999, he evidenced C the he Five Agreement ហ Λq Ò Fees survey հ, Ծ sodind Grantors 0 gubj Q. (1998' Ritte ſŤ (5) pay t o **HOR** 0 fees ncreases ect plat public γd O increase year One for н Ø O. t o the and the for having Maintenance Hundred ingrea which addi the period ħi. Grantees, be Five cost Grantees ghways gan 38 μ. Thir Ø ø, onal been get (5) ín to of. ž
- ŗď pelines Dil 5 Ď The 0 (n) Rur ma SH H Hollow made n ponds, re for Ø erv ര Ľhe lakes an purpose Ø Ð sement and Burwwras O<sub>F</sub> L h ncough irrigating pool the m gardens bed a
- and Grantee' Ø .gns, eigna [7 agrees ture O hereto nant 0 (D that and One the agreed Hundred Grantee, o and his evidenced /her 1/00 /their 00 Dollars λq he the

January, Of that Carl Ţ to (\$100.00) said and Ritter' ed isle-Luptor maintenande that for the 1991 original per Œ aft H dden cost HE rear Lake fees the Maintenance of. to and first Valley for maintaining Ritter the Alexander-Mathew five lake Estates, Maintenance Contract (5) may the year þe lake designated period increased Corporation Said Park and park 0 f increase and per the It is further area for the contr known situate began terms act, 90

current noqu necessary event agree che 16 the the that sodind for prope: AG property non Ħ ₹ty tter idenced payment of: and р Т. Maintenance certi sold the Λq 0f fying. ď the maintenance Grantees Ø signatures that Corporation, subsequent further all fees maintenance hereto purchaser will to agree join create the that in the that dues Grantees in βņ <del>ا</del>. Deed lien the

afor rights Corporation here hinder the sole, adjoining authorized Maintenance all esaid Q covenant down SPECIAL rights rules the 0 agree ħ. exclus proper 'n natural ingr Offi Ö 8 her Corporation, Of. that RESTRICTION ∄ (Ť 88 00 eby ant ty regulations ď ive purposes ingress er the to state of Board including ain and further commit Grantees, gaid and and egress 0 His egress ម មា O Hi Company, said protect which conditional yna of boating evidenced by the Directors The lake as evidenced t o act have covered О (1 Grantor the hereby the which and McDonald-Bass and which lake and uodn 0 H1 McDonald-Bas further bridge the will grants fishing area herein, Λq Ritt the signature alter, their hereafter area, agree 0 compliance The only, Lake, the Maintenance and signatures subject (r) Grantees' change O.fi ťo Grante and for may Ø Ritt abide duly be Ö to

9.5 tanton, H. This Gene then tenant convey U tHe tanton ance with ent ۲. ۵ full should made fee righte unto simple predecease the 0 title parti survivorship, his O O ä T Wi fi of and the Ö Charlot which second said ). 19 part  $\varpi$ t o

vest then the Charlotte estate solely shall entire  $\mathbf{\varpi}$ in 13 184 Gene fee anton simple title solely D. predecease Stanton 2 Charlotte in and to said real estate shall her husband, Ä Stanton; Gene Ħ. and Stanton, should

may levied upon the Grantees Grantees be assessed The assumi 1998 3 3 3 ابر ا rt real 50 axes and levied in the the and estate herein conveyed, are date paying to of f be prorated a11 settlement subsequent name of the between the and even though the same caxes closing, Grantor assessed Grantor with and the and

unto way, simple together the easements TO forever with HAVE eaid the Q AND and ene improvements thereon, all OTO Ŭ. Stanton and Charlotte GTOH other the appurtenances thereunto real and estate all Ä rights, herein Stanton, belonging, conveyed, rights ä H fee of

the the foreg actual We hereby cons ideration ertify, under paid penalties for the real 53 CD prescribed by estate, conveyed law that

WALLACE C	and Co	I, Rosho	Flampshis				WITNESS the	roredorno Gurofator
BERRY,	HAREN	N. A.O.	re Cour	RITTER A Virgi BY:	CHARI	GENE	Epilowing WALLACE	
Grantor,		EBride	+	MAIN pia R.	OTTE B.	D. STANTON,	Media Media Mace C. BER	φ#0, 000.00.
whose	aforesaid	`-	, to-wit:	1 TX	STANTON,	P. C.	N S COURSE	•
name	aid,	ry Yrı	••	CORPORATION,	Grantee	antee	And sep	
Ω.	do	blic		nc lor.	ct 0 0	41		
signed	hereby	a Notary Public in and		INC			State of the second	
03	certify	for the		(SEAL)	(SEAL)	(SEAL)	SEAL	
the	ify	the		_	5	5		

that

Stat

D

STATE

1998 same foregoing has Deed personally b earing date appeared the before 304 day me o f and Detables acknowledged the

1998 Given under ΛW hand this 5th day O Fr Dovember

OFFICIAL SEAL NOTARY PUBLIC STATE OF WEST VIRIGINIA ENARBARIA A MCREIDE RI. 30x 3 A Thres Chujenes, WV 26765 My Committaion Expires May 0, 2001	My Commission expires
CAL SEAL RY PUBLIC WEST VIRGINIA A. LICERIDE Sex JA Para JW 26765 Explain May 0, 2001	n expires
Rotary Public	May 8, 2001

STATE OF	
	to-wit:
Η,	, a Notary Public in and for the
State and	aforesaid, do hereby certify
that GENE D. ST	that GENE D. STANTON and CHARLOTTE B. STANTON, Grantees, whose
names are signed	signed to the foregoing Deed bearing date the day
of November, 1998, have	998, have personally appeared before me, and
acknowledged the	same.

Ϋ́ Given Commissi under on щy expires hand this day 0 H November 1998

(SEAL)

Not ary

STATE OF VIRGINIA City of Winchester Commonwealth at Large, to-wit:

same 1998, Ø City President signed aforesaid has נל ס Debra the 0f persopally Rit Ħi O ter Maintenance regoing do Toms, hereby appeared Deed ស Notary bearing date certify before Corporation, Public that me, μ the and and Clinton Inc. for acknowledged day whose the of October **≯** State name is Ritter the and

Ϋ́ Given Commissí under on щy expires hand this February day 28, O.F 2002 October, 1998

Motary Public O 20000

This instrument was prepared by Clinton R. Ritter, Attorney at Law, 205 East Boscawen Street, Winchester, Virginia 22601, West Virginia License No. 3120, without the opportunity of a title examination.

٠,