

**DECLARATION OF RESTRICTIVE COVENANTS AND  
ROAD MAINTENANCE AGREEMENT FOR  
"EAST WINDS" SUBDIVISION  
Tax Map Number 77-A-54,55 (Portion)**

Come now the undersigned, being the owners of "East Winds" subdivision as shown on Plat No. 05-20 by J. L. Zeh & Associates, LLS, dated December 20, 2004, and do hereby declare that the lots contained in said subdivision shall be expressly subject to the following restrictions and to the following Road Maintenance Agreement, to-wit:

**RESTRICTIONS**

1. No manufactured homes, single-wide or double-wide, shall be permitted on any lot in the subdivision. Only modular homes and "stick built" homes will be permitted.
2. The erection of towers for the transmission and/or relay of cellular telephone signals shall not be permitted.
3. No swine or game poultry shall be raised, boarded or otherwise permitted to be on any lot at any time.
4. Any livestock kept on any lot shall be fenced out of the forty foot (40') right-of-way shown on the above-described plat.
5. All watering troughs currently on any lot shall remain affixed in place and said watering troughs shall not be removed prior to January 1, 2007.

**ROAD MAINTENANCE AGREEMENT**

Beginning June 1, 2005, and every June 1 thereafter, each lot

shall be assessed a fee of \$200.00 to be placed in escrow and is to be used for the maintenance of the said roadway shown on the above-described plat.

These funds shall initially be under the control of Randy Sexton, or any other lot owner to whom he may assign the responsibility for maintaining the funds.

The funds shall be used for the maintenance, upkeep and improvement of the said roadway. The manner in which the funds are used to maintain said roadway will be determined by majority vote of the owners of the lots in the subdivision. Each lot will be entitled to one vote regardless of the number of owners of each lot.

In like manner, the amount of the annual assessment for road maintenance may be modified by a majority vote of the owners of the lots in the subdivision. Each lot, again, will be entitled to one vote regardless of the number of owners of each lot.

IN TESTIMONY WHEREOF, we have hereto affixed our signatures and seals this 3rd day of May, 2005.

 [SEAL]  
Kenneth R. Belton

 [SEAL]  
W. Ray Belton

STATE OF VIRGINIA

CITY/COUNTY OF Grayson, to-wit:

The foregoing instrument was acknowledged before me this 4th  
day of May, 2005, by Kenneth R. Belton.

My Commission expires: May 31, 2006.

Charles T. Edwards  
Notary Public

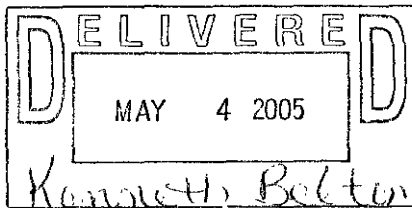
STATE OF VIRGINIA

CITY/COUNTY OF Grayson, to-wit:

The foregoing instrument was acknowledged before me this 3rd  
day of May, 2005, by W. Ray Belton.

My Commission expires: May 31, 2006.

Charles T. Edwards  
Notary Public



INSTRUMENT #050001329  
RECORDED IN THE CLERK'S OFFICE OF  
GRAYSON ON  
MAY 4, 2005 AT 01:32PM  
CHARLES T. STURGILL, CLERK  
RECORDED BY: SAH

RAHAM M. PARKS  
ATTORNEY AT LAW  
208 WEST GRAYSON ST.  
GALAX, VA 24333