

DECLARATION OF RESTRICTIONS

This DECLARATION OF RESTRICTIONS (hereinafter referred to as the "Declaration") is made this 9th day of April, 1986, by R. G. Moore Building Corp., a Virginia corporation (hereinafter referred to as the "Declarant") as the owner of certain property situated in the City of Virginia Beach, Virginia, and more particularly described as follows:

SEE EXHIBITS A-F ATTACHED HERETO AND MADE A PART HEREOF.

The Declarant hereby declares and gives notice that each of the Lots is and shall be subject to the covenants, conditions, restrictions and reservations (hereinafter collectively referred to as the "Covenants") set forth in this Declaration. All Lots and portions of the Lots shall be improved, used, sold and conveyed only in accordance with the Covenants set forth in this Declaration. This Declaration is for the benefit of the Declarant and all future owners of legal or beneficial interests in the Lots and their respective successors and assigns. This Declaration is for the express purpose of creating and maintaining a desirable residential community uniform in architectural design with respect to the Lots.

The Covenants set forth in this Declaration shall run with the land and shall be binding on each person or entity claiming title to, or an interest in, any of the Lots under or through the Declarant for an initial term of twenty-five (25) years after the date on which this Declaration is recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia (hereinafter referred to as the "Clerk's Office"). After the expiration of the initial term, the Covenants set forth in this Declaration shall be automatically extended for successive renewal terms of ten (10) years each unless on or before the end of the initial term or any renewal term of this Declaration, the then owners of a majority in number of the Lots shall enter into a written instrument to terminate, amend or modify all or any portion of the Covenants in this Declaration and shall record such written instrument in the Clerk's Office.