

RESTRICTIONS: SCOTT-MCCOY PROPERTY OWNERS ASSOCIATION
APPENDIX SHEET A

The following restrictions and covenants shall apply to the land herein conveyed, and shall run with the land, and be binding upon all subsequent owners, and enforceable by the parties hereto, or any subsequent owner of any of the property contained within the tract of land from which grantee's land was divided by grantor. Any one or more of these restrictions may be amended, modified or abolished as to any parcel (or portion of said land), with the written consent of all adjoining property owners, except such consent will not be required from any owner (1) who is a minor, (2) whose only interest in said property is as holder of an easement, (3) whose adjoining property is not subject to such amended, modified or abolished restriction, or (4) from any governmental body or agency owning or having any interest in any of said land.

1. The said land is subject to all zoning or other regulations of governmental authority, and these restrictions shall not in any way attempt to interpret, or have any effect on any governmental zoning, or other applicable restrictions.
2. Easements for public utility services shall be granted by grantee, without compensation, as may be required to have public utilities serve other land divided from the tract from which grantee's land was divided by grantor.
3. The grantee shall keep and maintain roads crossing grantee's property on which an easement has been given for the benefit of others, so that such roads will be good all-weather roads equal at least to the conditions of the roads at the time of this conveyance to grantee, and if the grantee, along with others jointly use any other road or right-of-way in obtaining access to a public road, the grantee shall share with such other parties using the road, a proportionate share of the expense of maintaining such road, or right-of-way, and to have reasonable repairs made for the common benefit of all parties using such road. The Association is responsible for the maintenance and upkeep of Association roads and shall be responsible for the expense of maintaining such roads, or rights-of-way, and to have reasonable repairs made for the common benefit of all.
4. No property sold within the tract of land from which grantee's land was divided by grantor may be used as a roadway as access to any property lying outside the boundaries of said tract of land, however, this restriction shall not apply if at any time any such road in said tract is to be used and maintained as a public highway by the appropriate governmental agency.
5. In the event the Commonwealth of Virginia elects at any time during the times these restrictions are applicable to include the area on which easement has been reserved for roads, or any part thereof, into the public highway system, then such portion of said land shall then convert to the Commonwealth of Virginia in fee, and in addition thereto, the grantee agrees to convey appropriate drainage easements to the Commonwealth of Virginia for such public highway, all at no expense to the Commonwealth of Virginia, or any political subdivision thereof.
6. No residence shall be built on said property, unless it contains at least 500 square feet on the first floor.
7. As to all property lots fronting on State Route 621, no mobile home or house trailer shall be used on said property as living quarters, unless such is used temporarily while a house is being built on said property for a residence.
8. If grantee and others share in the common use of a boat docking area or pier, then grantee shall share proportionally with others using such boat docking area and pier the reasonable cost of maintaining such boat docking area and pier, for the reasonable use of the waters of Lake Anna, and in the event, grantee or grantee's successors or assigns refuse to share in such cost, then that party's right to use such boat docking area, or pier, shall be terminated, until such time as that party pays a proportionate share of such expense.
9. These restrictions, 1 through 9, shall apply unless amended, modified or abolished, until December 31, 2020.