

Summary of Covenants, Conditions and Restrictions of Hunter's Ridge at Rocky Mount

This community is governed by HUNTER'S RIDGE AT ROCKY MOUNT
PROPERTY OWNERS ASSOCIATION, INC. (the Association).

The Association is responsible for all maintenance of the common areas. Additionally the Association is responsible for the following aspects of individual lot maintenance: mowing lawns, maintaining landscaping, removal of leaves including from gutters, removal of snow from sidewalks, maintenance of retaining walls if any, maintenance of the exteriors of the units including roofs, gutters, shutters, exterior building surfaces but excluding glass surfaces.

Each owner (or tenant) is designated two parking spaces.

Annual POA fees to be paid by owners is \$1,800.

Maximum of two pets (domesticated dogs or cats only) with maturity weight of 25 pounds or less permitted. (Additional rental fees apply to tenants.) No other pets like snakes, pigs or ferrets permitted.

No unused or unlicensed vehicles or commercial vehicles permitted.

The number of residents is restricted to four persons in a three-bedroom unit and three persons in a two-bedroom unit.

Owners shall have fire insurance and insurance against the perils customarily covered by an extended coverage endorsement in an amount equal to not less than the full insurable value of the lot and unit (based upon replacement cost).

Proudly offered by Hunters Ridge Homes LC (HR15 – HR22)

Proudly offered by Rocky Mount Homes LLC (HR 23- HR 28)



Countryside HomeCrafters, LC • 28 Imperial Drive • Staunton, VA 24401 • 32 Years of Quality in the Valley

Information contained in this brochure is deemed reliable, but not guaranteed. Prices subject to change.

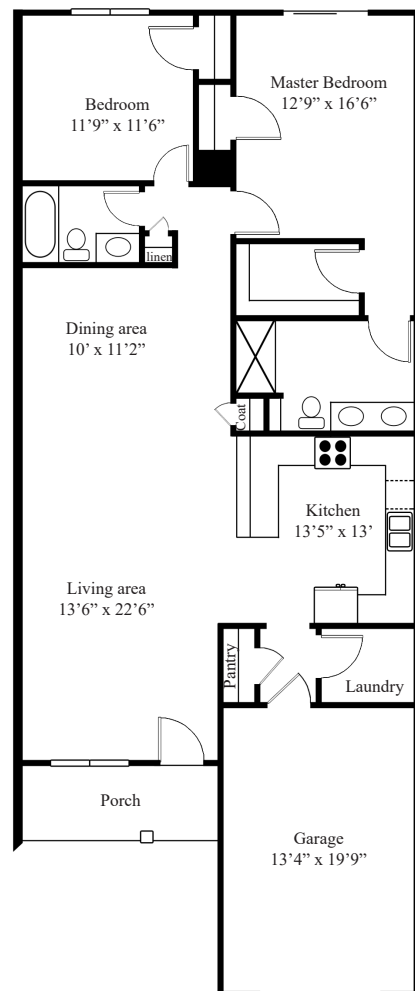
The logo is set within a white-outlined oval on a dark green background. It features the words "Hunter's Ridge" in a large, elegant serif font, with a decorative flourish under "Ridge". Below this, the word "TOWNHOMES" is written in a smaller, all-caps sans-serif font.

Hunter's
Ridge
TOWNHOMES



THE ORIGINAL

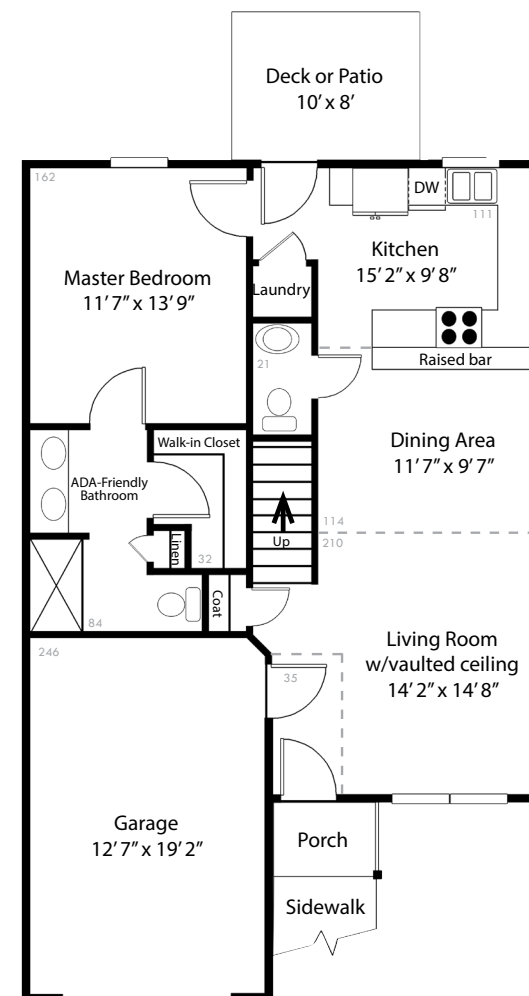
- One-level living
- 1,400 square feet
- Attached garage
- 2 bedrooms
- 2 full baths



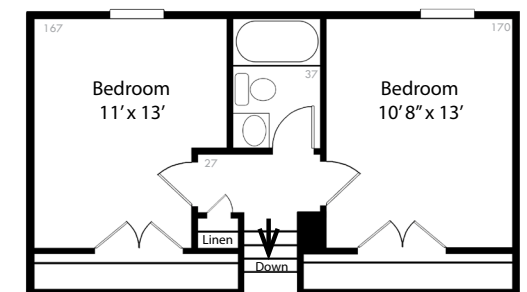
THE SIGNATURE

- 1,269 square feet
- Attached garage
- 2 or 3 bedrooms
- 2½ baths

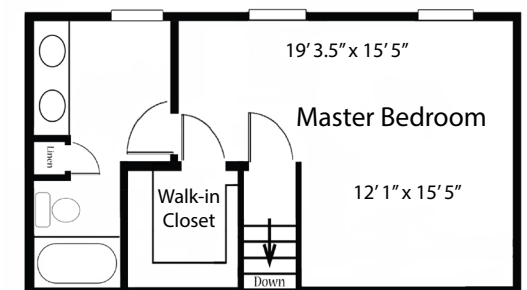
The Signature floorplan offers multiple features: the main floor with master suite, additional half bath for guests, and an open living room. Upstairs, choose Signature I that offers two bedrooms providing ample space for your family and guests, or Signature II that offers a second floor master suite option. A third option: one of the upstairs bedrooms can be finished as a loft, offering a unique way to enjoy your extra space.



Signature I - (2 bedrooms)



Signature II - (Master Suite)



(Some units floorplan may be reversed.)