

THIS DEED OF DEDICATION, made and dated this 9th day of July, 2002, by and between **Oakcrest Properties, L.L.C.**, a Virginia limited liability company, party of the first part, hereinafter called the Declarant; and **Frederick County, Virginia**, party of the second part.

WHEREAS, the Declarant is the owner in fee simple of the real estate shown on that certain final plat drawn by David F. Spriggs dated June 13, 2002, entitled "**Windstone Section I**", which final plats are attached hereto and incorporated herein by reference as if set out in full. This is the same property conveyed to the Declarant by that certain deed dated January 15, 2002 from Jasbo, Inc. and Fred L. Glaize, III, of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, as instrument No. 020000998.

WHEREAS, said real estate, as shown on the aforesaid attached final plats, has been subdivided into lots for the construction of townhouses thereon, and the hereinabove-referenced final plats show accurately the metes and bounds of the subdivided land, together with the dimensions of each lot thereof and also shows certain surrounding lands in said subdivision to be used as open space, parking areas, sanitary sewer and water easements, utility, and ingress-egress easements, all of which shall constitute a portion of that development known as Windstone Section I, and which common areas shall be owned and/or maintained by the Windstone Homeowners Association upon the terms and conditions set forth hereinafter; and

WHEREAS, the Declarant now desires to subdivide the same into lots to be known as Windstone Section I, the subdivision of said real estate is with the free consent and in accordance with the desires of the undersigned Declarant, which further desires to subdivide the aforesaid real estate in accordance with the provisions of "The Virginia Land Subdivision Act" as are applicable and in force and effect as of the date of execution of this Deed of Dedication.

NOW, THEREFORE, THIS DEED OF DEDICATION, WITNESSETH:

That for and in consideration of the premises and the benefits which will accrue by reason of this Dedication, the Declarant does hereby subdivide all of that certain tract or parcel of land designated as Windstone Section I, lying and being situate in Red Bud Magisterial District, in the County of Frederick, Virginia and being more particularly described by that certain Final Plat of Windstone, Section I drawn by David F. Spriggs, dated June 13, 2002, containing lots 1 through 90, inclusive, attached hereto and incorporated herein by reference as if set out in full.

All of the lots shown on the plat attached hereto shall be subject to the following restrictions, covenants and conditions, which shall constitute covenants real running with the land, and shall be binding upon all parties having any right, title and interest in and to the aforesaid lots or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Windstone Homeowners Association, Inc., a nonstock Virginia Corporation, its successors and assigns.

Section 2. "Common Areas" shall mean and refer to that certain real property described as common open space, the streets and parking areas in Windstone Section I, and such additions thereto as may hereafter be brought within the jurisdiction of the Company.

Section 3. "Lot" shall mean and refer to any of the Lots (lots I through 90, inclusive, designated upon the final plats of Windstone Section I), with the exception of the open space and parking areas, defined as "Common Areas" hereinabove.

Section 4. "Member" Shall mean and refer to every person or entity who holds membership in the Association.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Windstone Section I, as shown on the hereinabove-referenced final plats, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Oakcrest Properties, L.L.C., a Virginia Limited Liability Company , its successors and assigns.

ARTICLE II

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Only one membership shall be accorded per lot. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the association. Ownership of such lot shall be the sole qualification for membership.

ARTICLE III

VOTING RIGHTS

Each Member of the association shall have one vote for each lot owned in which said Member shall hold the interest required for membership in Article II. When more than one person holds such interest in any lot, all such persons shall be Members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast in respect to any lot.

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a board of not less than three (3), but no more than nine (9) directors, who must be members of the association. The initial board of directors shall be appointed by the declarant herein and serve until the first annual meeting following conveyance of the first lot in Windstone Section I to a grantee other than Oakcrest Properties L.L.C.; thereafter, the Board of Directors shall be elected by the Membership as determined in the Bylaws of the Association.

TREASURER

The board of directors shall decide whether or not the Treasurer of the association shall be bonded with surety; and if so, the expense of such a fidelity bond for the treasurer to be borne by the Association.

ARTICLE IV

PROPERTY RIGHTS IN COMMON PROPERTIES

Section 1. Members' Easements of Enjoyment: Every Member shall have a right and easement of enjoyment in and to the "Common Areas," specifically including but not limited to the rights of ingress and egress across the aforesaid "Common Areas" and such easement shall be appurtenant to and shall pass with the title to every assessed lot, subject to the following provisions:

- (a) The rights of the association, in accordance with its Articles and bylaws, to borrow money for the purpose of improving the aforesaid "Common Areas". The association is further empowered, with the consent of at least two-thirds (2/3) of the members, to mortgage the area in said Subdivision designated as "Common Areas " to secure any such borrowed funds, but such mortgage shall be subordinate to the rights of the Homeowners hereunder. In computing the required vote of the members in connection with any such mortgage of the "Common Areas", the lots owned shall be given notice of any such proposed mortgage of said "Common Areas" as set forth in Paragraph (c), infra.
- (b) The rights of the Association to suspend the voting rights and the right to the use of the "Common Areas" by a member for any period during which any assessment against his lot remains unpaid; and for a period not to exceed thirty (30) days for any infraction of its published rules and regulations.
- (c) The rights of the Association to dedicate or transfer all or part of the "Common Areas" to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3) of the votes has been recorded agreeing to such dedication or transfer, and unless written notice of the proposed action is sent to every Member not less than thirty (30) days nor more than sixty (60) days in advance.

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Section 2. Delegation of Use: Any Member may delegate, in accordance with the Bylaws, his right of enjoyment to the "Common Areas" to the members of his family, his tenants, or contract purchasers who reside on the property.

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Section 3. Title to the "Common Areas": The Declarant, or such other entity as is invested with title at the time of conveyance, hereby covenants that fee simple title to the common open space and parking areas (referred to hereinabove as "Common Areas") will be conveyed to the Association free and clear of all liens and encumbrances prior to the conveyance of the first lot in Windstone Section I to a grantee other than Oakcrest Properties, LLC..

ARTICLE V

COVENANTS FOR MAINTENANCE ASSESSMENT FOR THE ASSOCIATION

Section 1. Assessments: The Declarant, for each lot owned, hereby covenants, and each owner of any lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agrees to pay the association (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be fixed, established and collected for time to time as hereinafter provided. The annual assessments and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest, costs and reasonable attorney's fee, shall also be the personal obligation of the person who was the Owner of such property at the time of the assessment fee was due. The personal obligation shall not pass to his successors in title unless expressly assumed by them, but shall continue as a lien upon said lot as set forth hereinabove.

Section 2. Purpose of Assessments: The assessments levied by the Association shall be used exclusively for the following purposes, to-wit: improvements and maintenance of the "Common Areas", specifically including, but not limited to, payment of real estate taxes, repairs, removal of snow from association-owned and maintained parking areas and streets within said subdivision, maintenance and repair of any drainage and detention facilities, maintenance of street lights and payment of all utility charges therefore, maintenance and repair of utility and drainage easements, maintenance, and services and facilities devoted to the aforesaid purposes and expenses related to the use of and enjoyment of the "Common Areas"; and further, for the purpose of promoting the recreation, health, safety and welfare of the residents in the "Common Areas" of Windstone Section I.

Section 3. Basis and Maximum Annual Assessments: Until January 1 of the year immediately following the conveyance of the first lot to an owner the maximum annual assessment shall be \$400.00 per lot for all lots 1—90 inclusive.

(a) From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum annual assessment per lot may be increased above that set forth hereinabove by a vote of the members for the next succeeding year and at the end of each year's period, for each succeeding period of one year, provided that any such change shall have the assent of 51% of the votes of members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than 30 days or more than 60 days in advance of the meeting, setting forth the purpose of the meeting. The limitations hereof shall not apply to any change in the maximum and basis of the assessments undertaken as an incident to a merger or consolidation in which the association is authorized to participate under its Articles of Incorporation. The maximum annual assessment hereunder shall be subject to the limitations set fourth in paragraph (c) infra.

(b) After consideration of current maintenance costs and future needs of the association, the board of directors may fix the annual assessments at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements: In addition to the annual assessments authorized above, the association may levy in any assessment year a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the "Common Areas", specifically including but limited to maintenance, repair and improvement of any association-owned parking areas and street within said subdivision, including the necessary fixtures and personal property related thereto, *provided* that any such assessment shall have the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting, setting forth the purposes of the meeting.

Section 5. Quorum for any Action Authorized Under Sections 3 and 4: At the first meeting called, as provided in Sections 3 and 4 hereof, the presence at the meeting of members or of proxies entitled to cast 67% of all votes shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Sections 3 and 4 and the required quorum at any such subsequent meeting shall be 1/2 of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Date of Commencement of Annual Assessments – Due Date: The annual assessments provided for herein shall commence as to all lots on the first day of the month following the conveyance of the first lot to a grantee other than Oakcrest Properties, L.L.C. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The board of directors shall fix the amount of the annual assessment against each lot at least 30 days in advance of each annual assessment period. Written notice of the

annual assessment shall be sent to every owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand at any time, furnish a certificate in writing signed by an officer of the Association, setting forth whether the assessments on a specified lot have been paid. A reasonable charge may be made by the Board for the issuance of these certificates. Such certificates shall be conclusive evidence of payment of any assessment therein stated to have been paid.

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Section 7. Effect of Non-Payment of Assessments: Remedies of the Association: Any assessments which are not paid when due shall be delinquent. If the assessments are not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same, or file a Notice of Lien among the land records and foreclose said lien against property, and interest, costs and reasonable attorney's fees on any such action shall be added to the amount of such assessment.

No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the "Common Areas" or abandonment of his lot.

Section 8. Subordination of the Lien to Mortgages: The lien of the assessments provided herein shall be subordinated to the lien of any mortgage or mortgages now or hereafter encumbering any lot. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot which is subject to any mortgage, pursuant to a decree of foreclosure thereof, shall extinguish the lien of such assessments as to payments thereof which become due prior to such sale or transfer. No sale or transfers shall relieve such lot from liability for any assessments thereafter becoming due from the lien thereof.

Section 9. Exempt Property: The following property subject to this Declaration shall be exempt from the assessments created herein; (a) Any property owned by the Association; (b) All properties dedicated to and accepted by a local public authority; (c) Any and all lots owned by Declarant, its successors or assigns for which a final Certificate of Occupancy has not been issued by the County of Frederick, Virginia or such other agency having jurisdiction thereof; and (d) All properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Virginia. However, no residence occupied as a dwelling shall be exempt from these assessments.

Section 10. Failure to Maintain "Common Areas": In the event that the Association, or its successors, shall fail to maintain the "Common Areas" in reasonable order and condition, the County of Frederick may take such action as authorized by the County of Frederick Zoning Ordinance. The County of Frederick Zoning Ordinance and any and all amendments thereto is by this reference made a part hereof as if set out in full.

Section 11. Dissolution of the Association: Upon dissolution of the association, other than incident to a merger or consolidation, the assets of the association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the association was created or for general welfare of the residents of Windstone. In the event that such dedication is refused acceptance, such assets shall be deemed vested in the members of the association as tenants in common.

ARTICLE VI RESTRICTIVE COVENANTS

The lots in Windstone (lots 1 through 90, inclusive) shall be subject to the following restrictions, which are constituted covenants real to run with the land.

1. All lots shall be used for single-family residential purposes only. No townhouse may be modified to provide for a garage thereto after such townhouse has been erected.
2. No profession or home occupation shall be conducted in or on any part of a lot; provided, however, that Declarant, its successors and assigns reserves the right to use one or more of said lots or a portion of the "Common Areas" for business purposes in connection with the development, sales and operation of said townhouse Subdivision.
3. No signs or advertising of any nature shall be erected or maintained on any lot except "For Sale" signs for said lot which signs shall not exceed five (5) square feet in area, or signs used by the Declarant to advertise the property during construction and sale. No "For Rent" signs shall be allowed on any lot.
4. No boats, mobile homes, motor homes, campers, buses, trailers of any type, tractors, trucks, or other motor vehicles (other than automobiles, motorcycles, pickup trucks, and $\frac{3}{4}$ ton (or less) vans shall be permitted on any lot except during the course of construction. No motor vehicle or material portion thereof which does not have a current license and current Virginia inspection sticker shall be permitted on any lot. Ownership of each lot shall entitle the Owner thereof to the use of not more than two (2) vehicular parking spaces which shall be as near and convenient to said lot as reasonably possible, together with the right of ingress and egress upon said Parking Area.
5. No vehicles shall be parked in an area other than the parking lots constructed by Declarant in Windstone Section I. No motorized vehicles of any kind shall be permitted upon any areas within said Subdivision except for the streets and

parking areas constructed by Declarant. No right of vehicular access shall exist across any lot in said Subdivision except for those areas upon which streets or parking areas have been constructed by Declarant.

6. No animals of any kind (including livestock and poultry) shall be permitted on any lot, except that dogs, cats and other usual household pets may be kept, provided they are not kept, bred or maintained for commercial or charitable purposes or in unusual numbers: and further, provided that no dogs shall be permitted to run at large without restraint in said Subdivision. No dog may be tied and left unattended outdoors. Further, no doghouses or other structures housing any animal shall be allowed on any lot whatsoever unless the lot is improved by a privacy fence.

7. There shall be no fencing or hedges in the front of any of the townhouse units and all fencing to the rear of the townhouse units shall be attached to the individual unit, and be one inch by six inch pressure-treated lumber on both sides of board-on-board fence not higher than six feet, provided further, that there must be a gate at rear to access the back yard. Any fences that are stained must use clear stain and no painting is allowed. No fence shall be constructed until the Board of Directors of the Association shall have approved the same.

8. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. In the event that a dwelling is destroyed, the Owner of the dwelling within thirty (30) days from said destruction, shall clear away the portion of the dwelling unit and maintain the lot in a neat and orderly condition. No structure other than a townhouse of at least the same dimensions and architecture as the unit destroyed shall be constructed in the place of the original unit.

10. Each owner shall keep all lots owned by him and all improvements therein or thereon in good order and repair and free of debris, including, but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. In the event an Owner of any lot in Windstone Section I, shall fail to maintain the premises and the improvements situated thereon as provided herein, the Association, after notice to the Owner as provided in the Bylaws and approval by two thirds (2/3) vote of the Board of Directors, shall have the right to enter upon said lot to correct

drainage and to repair, maintain and restore the lot and the exterior of the building erected thereon. All cost related to such correction, repair or restoration shall become a special assessment upon such lot.

11. The general rules of law regarding party walls and liability for property damages due to negligence or willful acts or omissions shall apply. The cost of reasonable repair and maintenance of a party wall shall be shared by the two adjoining landowners, except to the extent the wall is not of use to one of the Owners. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has use of the wall may restore it and if the other Owners thereafter make use of the wall, they shall contribute to the cost of the restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the owners under any rule of law regarding liability for negligence or for willful acts or omissions.
12. Notwithstanding any other provision of this Article, an Owner by his negligence or willful act causes a party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements. The right of any Owner to contribution from any other Owner under this Article shall be appurtenance to the land and shall pass to such Owner's successor in title.
13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be in sanitary containers. All incubators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition in the rear. No refuse or any container for same shall be placed or store in front of any townhouse, except on the date of garbage pickup.
14. No trees shall be planted nor other digging undertaken without first securing the approval of the local power company and without first being advised as to the location of all underground electrical and telephone wires.
15. No baby carriages, bicycles or other articles of personal property shall be deposited, allowed or permitted to remain outside of any townhome except in the enclosed rear area. The Association shall specifically have authority to impound all such articles to remain outside in violation of this provision and to make a charge for the safekeeping and return thereof.
16. No exterior clothesline, or hanging device shall be allowed upon any unit, except for an umbrella-type one with a diameter not exceeding seven (7) feet,

provided same is located in the rear of the unit. No clothes, or other washing, shall be dried outside except during the hours from 7:00 a.m. to 7:00 p.m.

17. The color of the paint on the exterior of every building on each lot shall be the same as the original color unless approved in writing by the Windstone Homeowners Association.
18. No building, structure, addition or exterior alteration (including basketball backboards and storage buildings/sheds) or improvements of any character shall be constructed upon any lot or dwelling located thereon, except as exterior painting is permitted by the prior paragraph, unless the plan of construction, including quality of workmanship, design, colors and materials, shall have been approved in writing by the Windstone Homeowners Association as being in harmony with the whole Subdivision, especially the adjoining townhouse unit.
19. If in the construction of any dwelling by Declarant there occurs an encroachment, then such encroachment shall be deemed a perpetual easement for the benefit of the dominant lot.
20. No lot upon which a townhouse has been constructed shall be further subdivided or separated into smaller lots by any Owner and no portion less than all of such lot, nor any easement or other interest herein, shall be conveyed or transferred by an Owner, provided that this shall not prohibit deeds of correction, deeds to resolve boundary disputes and similar corrective instruments.
21. All of the covenants and restrictions herein shall be binding and remain in full force and effect for a period of fifteen (15) years from the date of this instrument and shall be renewed automatically for additionally successive ten (10) year periods unless the Owners of a majority of lots in Windstone Section I, shall, at least six (6) months prior to any such renewal date, execute and record an agreement amending said covenants and restrictions.
22. The invalidation of any one of the covenants or restrictions contained herein by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect. The failure of the lot Owners or the Declarant herein to enforce any covenants or restrictions shall not be deemed to be a waiver of the right to do so thereafter as to a default occurring prior or subsequent thereto.

The Declarant reserves the right for itself and its successors in interest to waive any one or all of the restrictive covenants, conditions, reservations, and restrictions as

to the sale or transfer of any future lot or lots except that it cannot change the provisions concerning open space easements without the permission of Frederick County and except that it cannot change the development from residential to commercial. This waiver shall not affect the binding effect of the covenants, restrictions, and conditions upon any other lots. The Declarant does further reserve the right for itself and its successors in interest to impose additional restrictive covenants, conditions, reservation, and restrictions as to the sale and transfer of any future lot or lots and such imposition shall not affect the binding effect of these provisions upon any other lots.

ARTICLE VII

EASEMENTS

Section 1. Public Utility and Drainage Easements: The property dedicated hereby is subject to those certain easements or rights of way designated as Drainage Easements, Gas Easements and Utility Easements on the aforesaid plat of Windstone Section I. The Declarant does hereby grant and convey unto the County of Frederick, Virginia, or other agency having jurisdiction thereof, a perpetual right of way or easement for the maintenance facility designated on the aforesaid plat as Water Easements, Sanitary Sewer Easements, Gas Easements and Utility Easements.

Section 2. Reservations:

(a) The Declarant reserves unto itself, its successors or assigns, the right to erect, maintain, operate and replace underground telephone and electrical conduits, related equipment, and other facilities, sewer, gas, water and television lines and related equipment, and other utility equipment where such utility lines and equipment are located within the easements set forth on the final plats of Windstone Section I, and other "Common Areas," as needed, provided that such easements shall not interfere with the use and enjoyment of the "Common Areas."

(b) The Declarant further reserves unto itself, its successors or assigns, for a period of five (5) years from the date of conveyance of the first lot in Windstone Section I, a blanket easement and right on, over and under the ground within said Subdivision to maintain and correct drainage of surface water in order to maintain reasonable standards of health, safety and appearance. Such right expressly includes the right to cut any trees, bushes, or shrubbery, make any grading of the soil or to take any other similar action reasonably necessary, following which the Declarant shall restore the affected property to its original condition as near as practical. The Declarant shall give reasonable notice of intent to take such action to all affected owners, unless in the opinion of the Declarant an emergency exists which precludes such notice. Reservation by Declarant of such blanket easement and rights contained herein shall not, in any way, obligate Declarant to undertake any maintenance, repair or corrective action whatsoever and shall not impose any liability or responsibility upon Declarant therefore.

ARTICLE VIII
GENERAL PROVISIONS

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Section 1. Enforcement: The Association, its successors or assigns, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges, now or hereafter, imposed by the provisions of this Declaration. Failure by the Association, its successors or assigns, or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. All costs which the Association, its successors or assigns, or any Owner shall incur in the successful enforcement of the restrictions, conditions, covenants, reservations, liens, and charges, now or hereafter imposed, shall be borne by the party against which action is taken and which costs shall include reasonable attorney's fees, costs, and damages.

Section 2. Amendment: The covenants and restrictions of this Declaration shall run with the land and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of fifteen (15) years from the date of this Declaration after which time, said covenants shall be automatically extended for successive periods of ten (10) years, as described under ARTICLE VI, Restriction No. 21, supra. The covenants and restrictions of this Declaration may be amended as set forth in said restriction. Any amendment must be properly recorded.

Section 3. Dissolution: Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed or assigned to any non-profit organization, for similar purposes.

The Dedication and Subdivision of the land as shown on the attached plat is with the free consent and in accordance with the desire of the undersigned Declarant of the land being subdivided, and is in conformity with the provisions of "The Virginia Land Subdivision Act" as are applicable, together with the applicable ordinances and regulations of the governing body of the County of Frederick, Virginia, or other agency having jurisdiction thereof.

The designated "Common Areas" are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Windstone Section I, as provided hereinabove.

WITNESS the following signature and seal:

James T. Vickers

[SEAL]

JAMES T. VICKERS, Managing Member
Oakcrest Properties, L.L.C.

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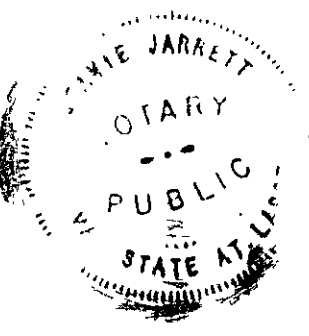
STATE OF VIRGINIA

CITY OF WINCHESTER, to-wit:

Acknowledged before me this 9 day of July, 2002, by James
T. Vickers, who is managing member of Oakcrest Properties, L.L.C., on behalf of the company.

My commission expires: Dec. 31, 2005

Jessie Jarrett
NOTARY PUBLIC





VICINITY MAP
1" = 2000'

Patrick T. Davenport 07/08/02
APPROVAL: SUBDIVISION ADMINISTRATOR DATE

John G. Whitacre 26 JUN 02
APPROVAL: FREDERICK COUNTY SANITATION AUTHORITY DATE

Steve [Signature] 6-27-02
APPROVAL: VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

CURRENT OWNERS: OAKCREST PROPERTIES, L.L.C.
REF: TM 54-2 INSTR. NO. 020000998
ZONED: RP
MAXIMUM GROSS DENSITY ALLOWED: 8 UNITS/ ACRE
GROSS DENSITY PROVIDED: 7 UNITS/ ACRE
AREA: ORIGINAL LOT - 15.70 AC.
DEDICATED FOR PUBLIC USE - 1.30 AC.
RESIDENTIAL LOTS - 5.62 AC. (SEE TABLE SHEET 2)
COMMON OPEN SPACE - 6.86 AC.
INGRESS/EGRESS/WATER & SEWER/UTILITY/
AND PARKING ESMT. - 1.92 AC.

ALL LOT PROPERTY CORNERS TO BE IDENTIFIED BY IRON ROD SET (IRS) UNLESS NOTED OTHERWISE.

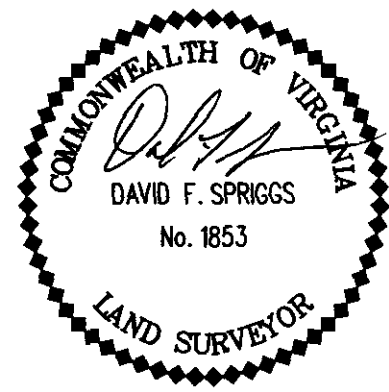
ALL OTHER UTILITIES ARE TO BE A MINIMUM OF 10' FROM THE WATER AND SEWER LINES.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THIS PLAT MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THE EXISTENCE OF VEGETATED OR TIDAL WETLANDS WAS NOT DETERMINED DURING THIS SURVEY.

THE PROPERTY DELINEATED ON THIS PLAT FALLS WITHIN FLOOD ZONES "A", "B", AND "C" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 510063-0115B, EFFECTIVE DATE JULY 17, 1978.

I HEREBY CERTIFY THAT THIS SURVEY AND ANY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD RUN SURVEY MADE UNDER MY SUPERVISION AND THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN THOSE SHOWN OR NOTED, AND MEETS THE REQUIREMENTS SET FORTH IN CHAPTER 144 OF THE CODE OF FREDERICK COUNTY, VA.



JUNE 13, 2002

FINAL SUBDIVISION PLAT FOR
WINDSTONE
SECTION 1
RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 2000'
TRIAD
TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260
SHEET 1 OF 13 CD-070

THE PLATTING OF THE FOLLOWING DESCRIBED LAND, 15.70 ACRES, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

James J. Vickers Managing Member 6/24/02
 SIGNATURE TITLE DATE

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Winchester, TO-WIT:

I, Jeanie Garrett, A NOTARY PUBLIC OF SAID CITY/COUNTY, DO CERTIFY THAT James J. Vickers, WHOSE NAME IS SIGNED TO THE WRITING HERETO ANNEXED, BEARING DATE THE 24 DAY OF June, 2002, HAS THIS DAY ACKNOWLEDGED THE SAME BEFORE ME IN MY SAID CITY/COUNTY.

GIVEN UNDER MY HAND THIS 24 DAY OF June, 2002.
 MY COMMISSION EXPIRES: Dec. 31, 2005

Jeanie Garrett
 NOTARY PUBLIC

FINAL SUBDIVISION PLAT FOR

WINDSTONE
 SECTION 1

RED BUD MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA
 DATE: JUNE 13, 2002



TRIAD ENGINEERING, INC.
 200 AVIATION DRIVE WINCHESTER, VIRGINIA
 (540) 667-9300 FAX (540) 667-2260



JUNE 13, 2002

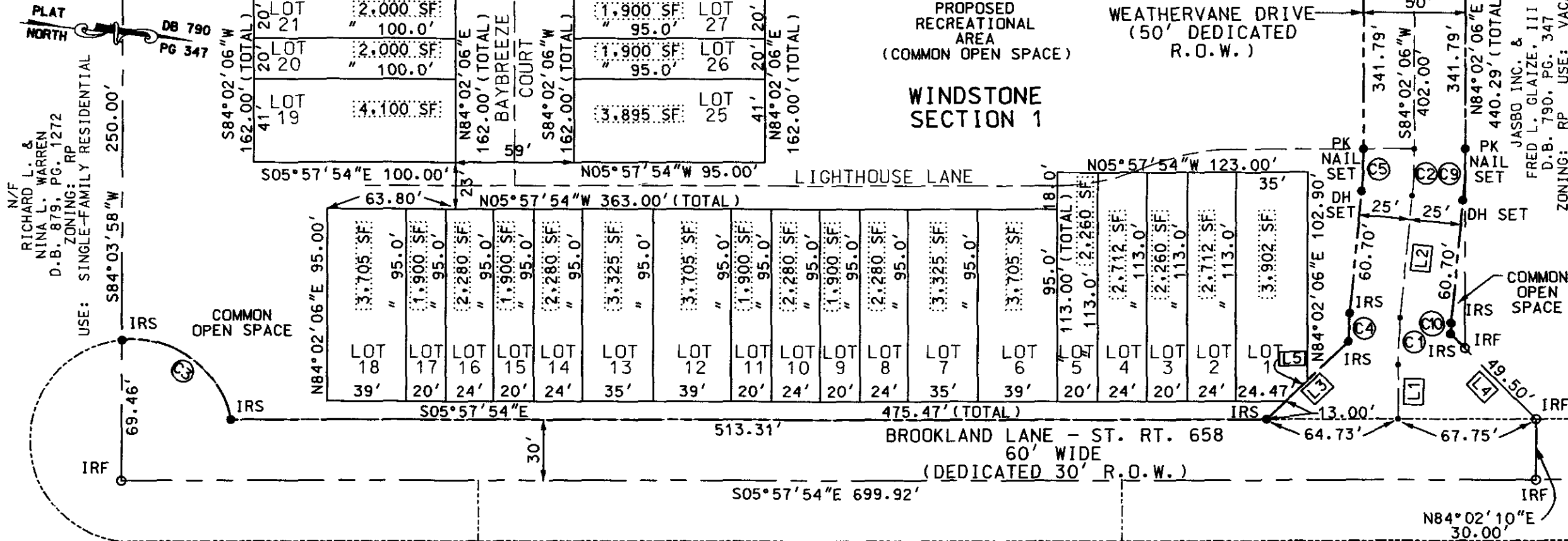
LOT #	AREA(SF.)	LOT #	AREA(SF.)	LOT #	AREA(SF.)
1	3,902	31	3,500	61	2,000
2	2,712	32	2,400	62	2,400
3	2,260	33	2,000	63	3,500
4	2,712	34	2,400	64	4,225
5	2,260	35	2,000	65	2,400
6	3,705	36	2,400	66	2,000
7	3,325	37	3,500	67	2,400
8	2,280	38	3,500	68	3,500
9	1,900	39	2,400	69	3,500
10	2,280	40	2,000	70	2,400
11	1,900	41	3,900	71	2,000
12	3,705	42	4,130	72	2,400
13	3,325	43	2,832	73	3,518
14	2,280	44	2,360	74	3,900
15	1,900	45	2,832	75	2,000
16	2,280	46	2,360	76	2,400
17	1,900	47	4,602	77	2,000
18	3,705	48	2,975	78	2,400
19	4,100	49	2,040	79	3,500
20	2,000	50	2,975	80	3,900
21	2,000	51	3,315	81	2,000
22	2,000	52	1,700	82	2,400
23	2,000	53	2,040	83	2,000
24	4,100	54	1,700	84	3,900
25	3,895	55	2,040	85	3,900
26	1,900	56	3,655	86	2,000
27	1,900	57	3,500	87	2,400
28	1,900	58	2,400	88	2,000
29	1,900	59	2,000	89	2,400
30	3,895	60	2,400	90	3,500

STREET DEDICATION (TOTAL): 56,593 S.F. 1.30 AC.

0069

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 4



FINAL SUBDIVISION PLAT FOR

WINDSTONE SECTION 1

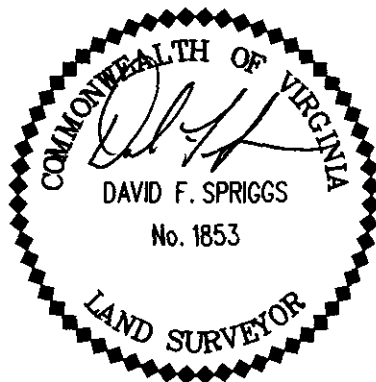
RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'



TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260

SHEET 3 OF 13

CD-070



JUNE 13, 2002

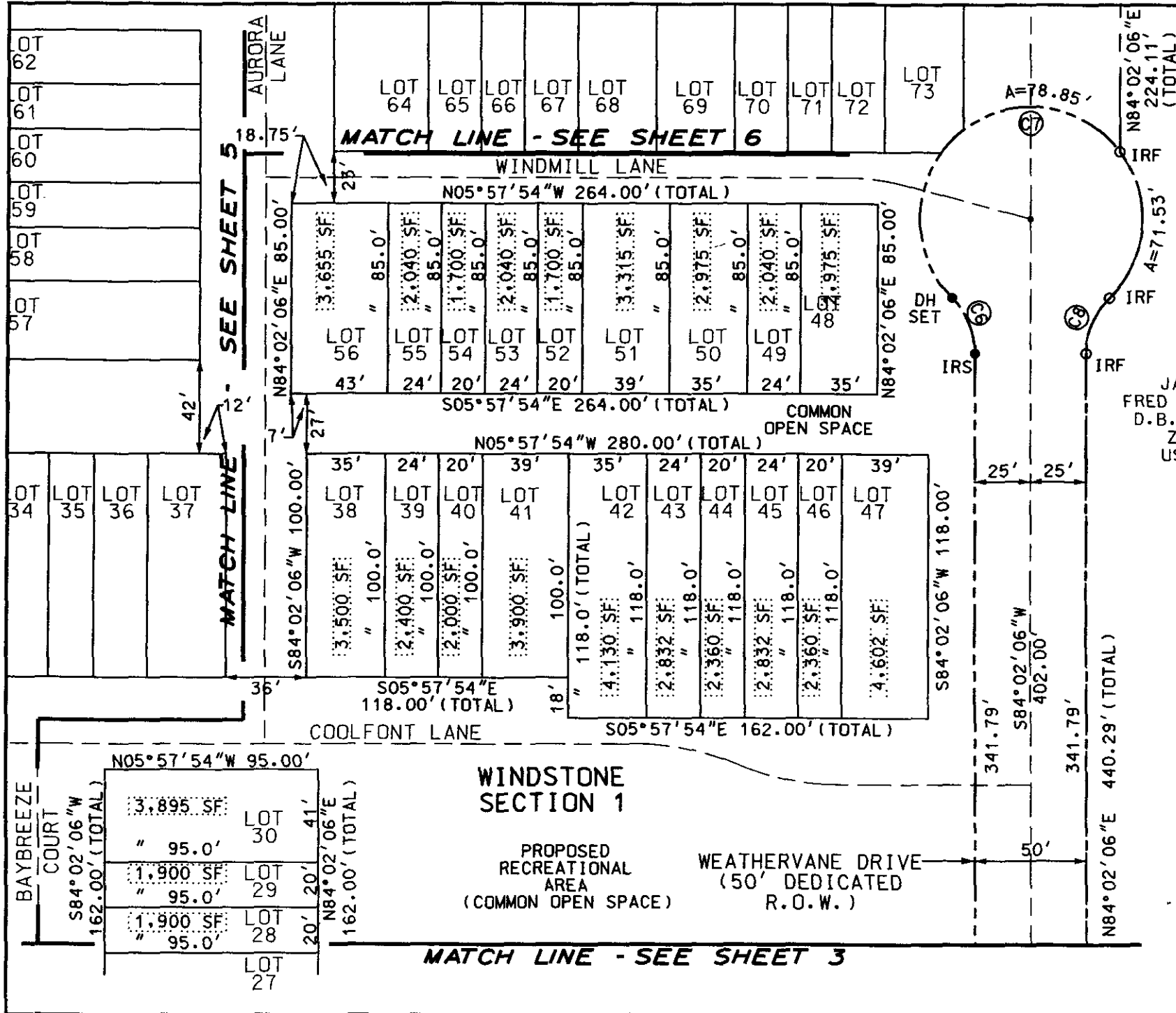
N/F
RICHARD B. &
ANNABELLE L. LOY
D.B. 426, PG. 836
ZONING: RP
USE: VACANT

N/F
OAKCREST PROPERTIES, LLC.
INST. NO. 000012581
ZONING: RP
USE: TOWNHOMES

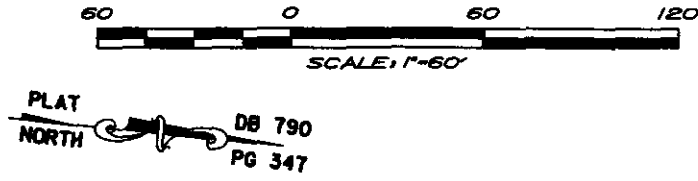
NOTE:
SEE SHEET 13 OF 13 FOR
CURVE AND LINE TABLES



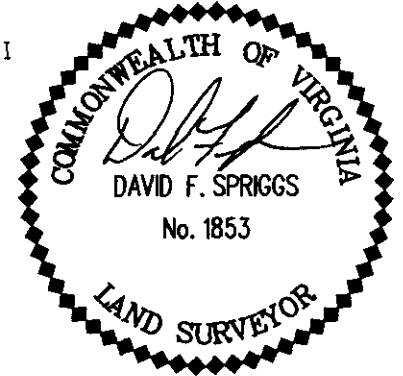
SCALE: 1"=60'



NOTE:
SEE SHEET 13 OF 13 FOR
CURVE AND LINE TABLES



JASBO INC. &
FRED L. GLAIZE, III
D.B. 790, PG. 347
ZONING: RP
USE: VACANT



JUNE 13, 2002

FINAL SUBDIVISION PLAT FOR
WINDSTONE SECTION 1

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'



TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260



PLAT NORTH
DB 790
PG 347

N/F
CITY OF WINCHESTER
TM #54-A-121
ZONING: RP
USE: VACANT

N50°08'56"E
37.00'

N63°30'00"W
97.80'

MATCH LINE - SEE SHEET 6

COMMON OPEN SPACE

WINDSTONE SECTION 1

S84°02'06"W
182.00' (TOTAL)

LOT 62	
LOT 61	2,000 SF 100.0'
LOT 60	2,400 SF 100.0'
LOT 59	2,000 SF 100.0'
LOT 58	2,400 SF 100.0'
LOT 57	3,500 SF

N84°02'06"E
182.00' (TOTAL)

S05°57'54"E 100.00'

N05°57'54"W 182.00' (TOTAL)

35'	24'	20'	24'	20'	24'	35'
LOT 31	LOT 32	LOT 33	LOT 34	LOT 35	LOT 36	LOT 37
3,500 SF 100.0'	2,400 SF 100.0'	2,000 SF 100.0'	2,400 SF 100.0'	2,000 SF 100.0'	2,400 SF 100.0'	3,500 SF 100.0'

S05°57'54"E 182.00' (TOTAL)

COOLFONT LANE

S05°57'54"E 100.00'

41'	20'	20'
LOT 24	LOT 23	LOT 22
4,100 SF 100.0'	2,000 SF 100.0'	2,000 SF 100.0'

S84°02'06"W
162.00' (TOTAL)

N84°02'06"E
162.00' (TOTAL)

COURT

LOT 30
LOT 29
LOT 28

SEE SHEET 4

MATCH LINE

AURORA LANE

N/F
RICHARD L. & NINA L. WARREN
TM #54-2-6
D.B. 879, PG. 1272
ZONING: RP
USE: SINGLE-FAMILY RESIDENTIAL

S46°38'59"W
211.10'



JUNE 13, 2002

FINAL SUBDIVISION PLAT FOR
WINDSTONE SECTION 1

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'



TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260

MATCH LINE

SEE SHEET 3

NOTE:
SEE SHEET 13 OF 13 FOR
CURVE AND LINE TABLES

MATCH LINE - SEE SHEET 7

FINAL SUBDIVISION PLAT FOR
WINDSTONE
SECTION 1

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'



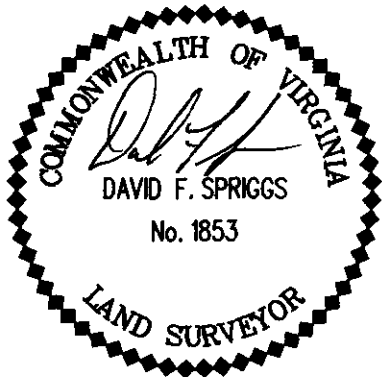
TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260

N/F
CITY OF WINCHESTER
TM #54-A-121
ZONING: RP
USE: VACANT

CONC.
MON.

COMMON
OPEN SPACE

WINDSTONE
SECTION 1



JUNE 13, 2002



N05°57'54"W 466.00' (TOTAL)																
35'	24'	20'	24'	20'	39'	39'	20'	24'	20'	39'	35'	24'	20'	24'	20'	39'
LOT 90	LOT 89	LOT 88	LOT 87	LOT 86	LOT 85	LOT 84	LOT 83	LOT 82	LOT 81	LOT 80	LOT 79	LOT 78	LOT 77	LOT 76	LOT 75	LOT 74
3,500 SF	2,400 SF	2,000 SF	2,400 SF	2,000 SF	3,900 SF	3,900 SF	2,000 SF	2,400 SF	2,000 SF	3,900 SF	3,500 SF	2,400 SF	2,000 SF	2,400 SF	2,000 SF	3,900 SF
" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'

127.14' S05°57'54"E 466.00' (TOTAL)

S05°57'54"E 100.00'	
35'	LOT 63
	3,500 SF
"	100.0'
24'	LOT 62
	2,400 SF
"	100.0'
LOT 61	

AURORA LANE

N05°57'54"W 284.00' (TOTAL)									
42.25'	24'	20'	24'	35'	35'	24'	20'	24'	35.75'
LOT 64	LOT 65	LOT 66	LOT 67	LOT 68	LOT 69	LOT 70	LOT 71	LOT 72	LOT 73
4,225 SF	2,400 SF	2,000 SF	2,400 SF	3,500 SF	3,500 SF	2,400 SF	2,000 SF	2,400 SF	3,518 SF
" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'	" 100.0'

18.75' N84°02'06"E 100.00'

WINDMILL LANE S05°57'54"E 273.88' (TOTAL)

MATCH LINE - SEE SHEET 4

WEATHERVANE DRIVE
(50' DEDICATED R.O.W.)

JASBO INC. &
FRED L. GLATZE, III
D.B. 790, PG. 347
ZONING: RP
USE: VACANT



MATCH LINE - SEE SHEET 7

0073

N/F
CITY OF WINCHESTER
TM #54-A-121
ZONING: RP
USE: VACANT

N41°08'47"W
331.69' (TOTAL)

FLOOD ZONE B
FLOOD ZONE C

N34°14'43"W
51.57' IRF

CONC.
MON.

PLAT
NORTH  DB 790
PG 347

JASBO INC. &
FRED L. GLAIZE, III
D.B. 790, PG. 347
ZONING: RP
USE: VACANT



JUNE 13, 2002

MATCH LINE - SEE SHEET 6

WINDSTONE
SECTION 1

COMMON
OPEN SPACE

N34°52'59"E 523.82'

MATCH LINE - SEE SHEET 6

S14°09'22"W
235.96' (TOTAL)

IRF
S73°25'18"E
52.17'
IRF

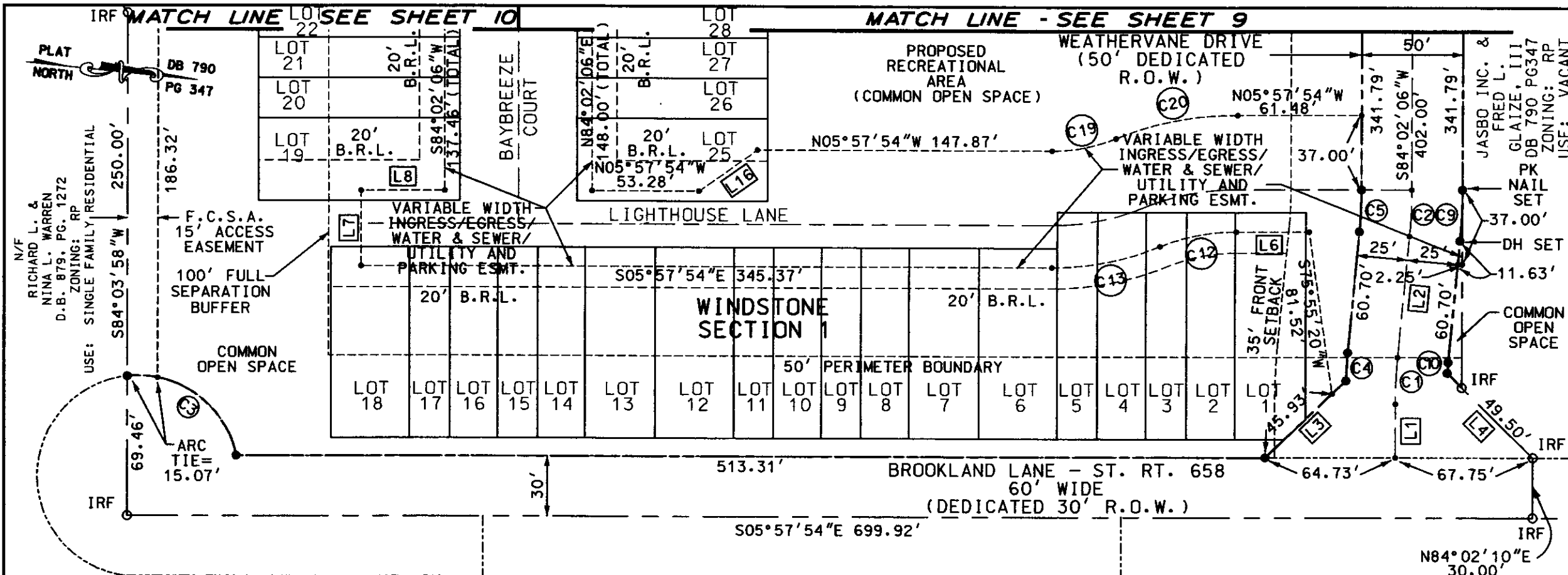
FINAL SUBDIVISION PLAT FOR
WINDSTONE
SECTION 1

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'



TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260



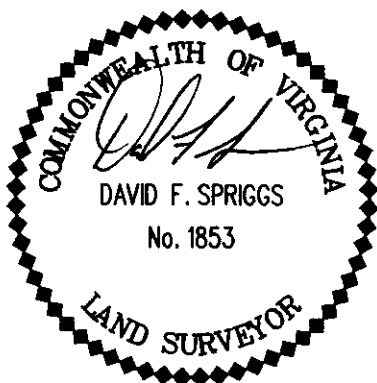


FINAL SUBDIVISION PLAT FOR
WINDSTONE
SECTION 1

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'



TRIAD ENGINEERING, INC.
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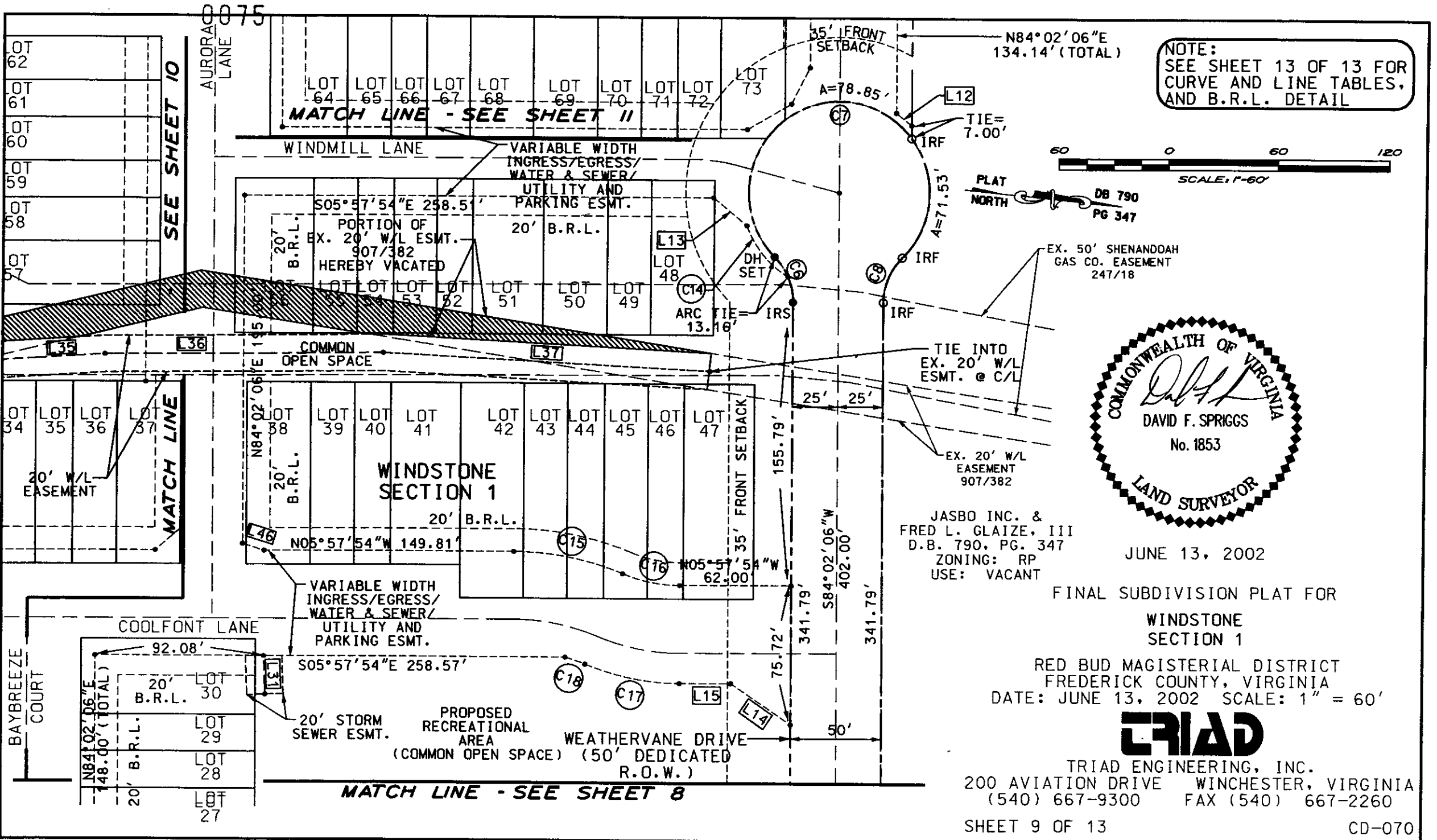
JUNE 13, 2002

N/F
RICHARD B. &
ANNABELLE L. LOY
D.B. 426, PG. 836
ZONING: RP
USE: VACANT

N/F
OAKCREST PROPERTIES, LLC
INST. NO. 000012581
ZONING: RP
USE: TOWNHOMES

NOTE:
SEE SHEET 13 OF 13 FOR
CURVE AND LINE TABLES,
AND B.R.L. DETAIL





NOTE:
SEE SHEET 13 OF 13 FOR
CURVE AND LINE TABLES,
AND B.R.L. DETAIL



PLAT NORTH
DB 790
PG 347



JUNE 13, 2002

JASBO INC. &
FRED L. GLAIZE, III
D.B. 790, PG. 347
ZONING: RP
USE: VACANT

FINAL SUBDIVISION PLAT FOR
WINDSTONE
SECTION 1

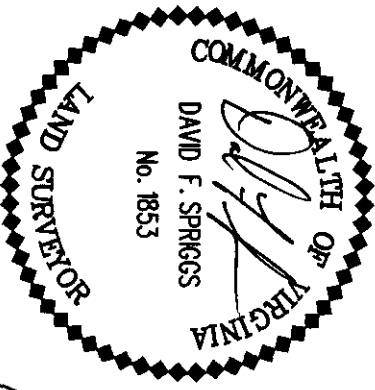
RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'



TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260

NOTE:
SEE SHEET 13 OF 13 FOR
CURVE AND LINE TABLES,
AND B.R.L. DETAIL

N/F
CITY OF WINCHESTER
TM #54-A-121
ZONING: RP
USE: VACANT



MATCH LINE - SEE SHEET 12

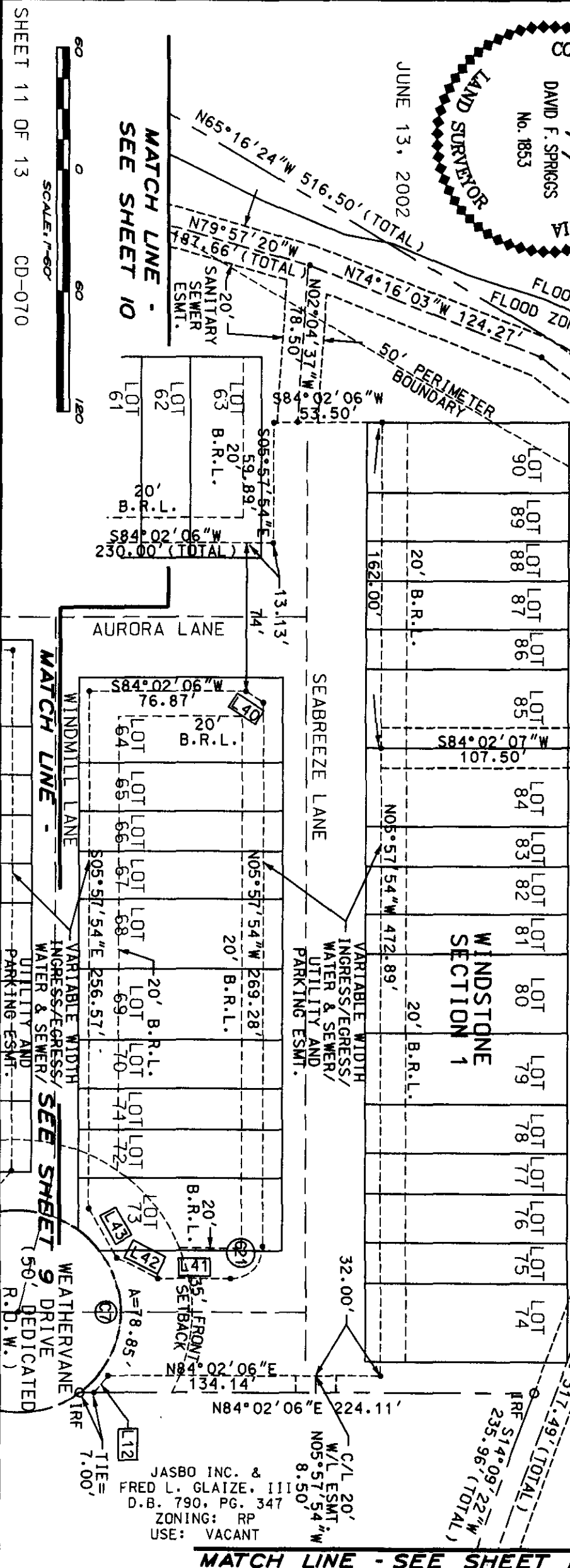


FINAL SUBDIVISION PLAT FOR
WINDSTONE
SECTION 1
RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'
TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260

MATCH LINE -
SEE SHEET 10

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 12



JASBO INC. &
FRED L. GLATZ, III
D.B. 790, PG. 347
ZONING: RP
USE: VACANT

MATCH LINE -
SEE SHEET 9

NOTE:
SEE SHEET 13 OF 13 FOR
CURVE AND LINE TABLES

N/F
CITY OF WINCHESTER
TM #54-A-121
ZONING: RP
USE: VACANT

PLAT
NORTH  DB 790
PG 347

JASBO INC. &
FRED L. GLAIZE, III
D.B. 790, PG. 347
ZONING: RP
USE: VACANT



JUNE 13, 2002

MATCH LINE -
SEE SHEET II

MATCH LINE -
SEE SHEET II

MATCH LINE -
SEE SHEET II

WINDSTONE
SECTION 1

COMMON
OPEN SPACE

STORM
MANAGEMENT
ESMT.

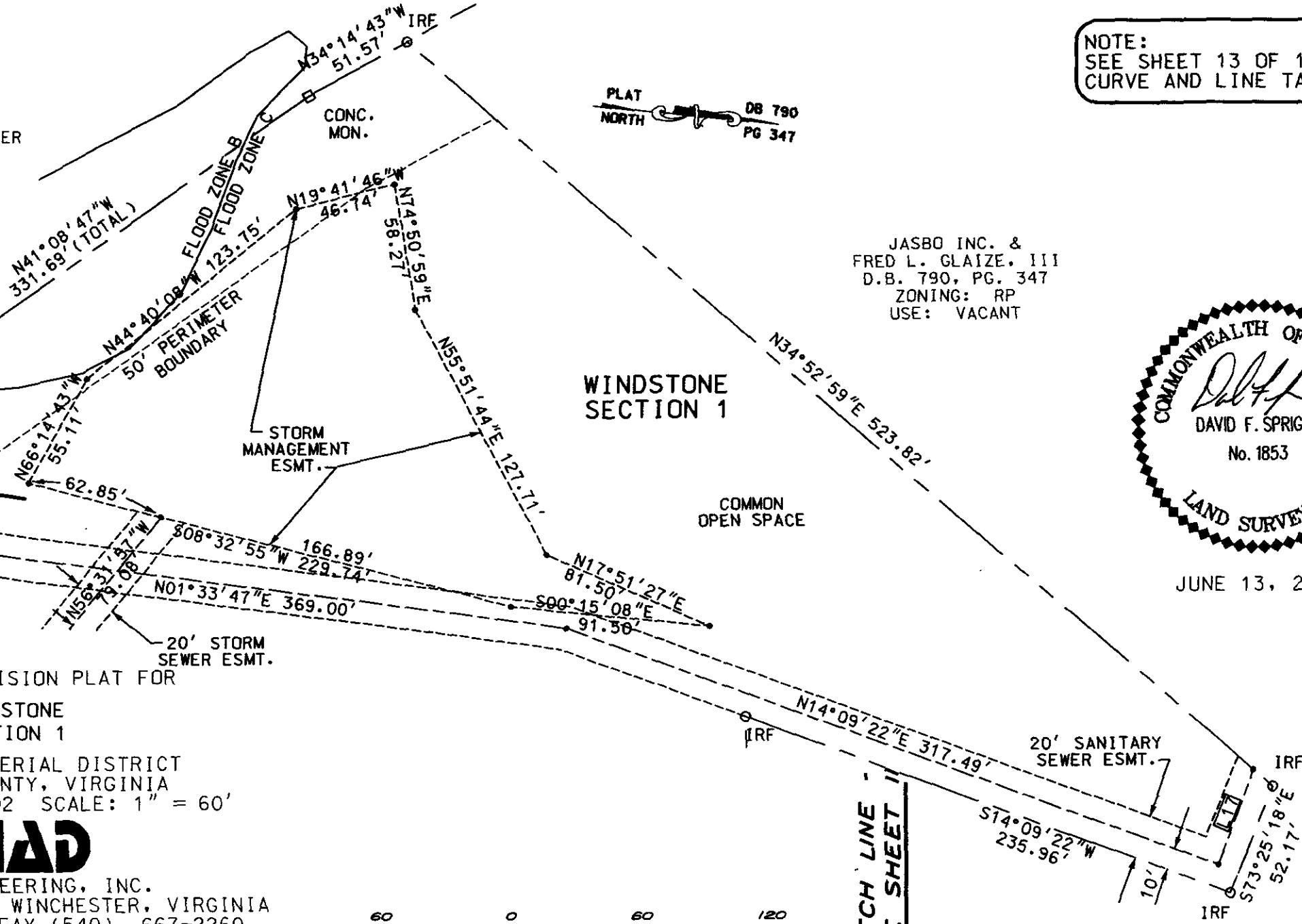
20' STORM
SEWER ESMT.

20' SANITARY
SEWER ESMT.

FINAL SUBDIVISION PLAT FOR
WINDSTONE
SECTION 1
RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002 SCALE: 1" = 60'



TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260



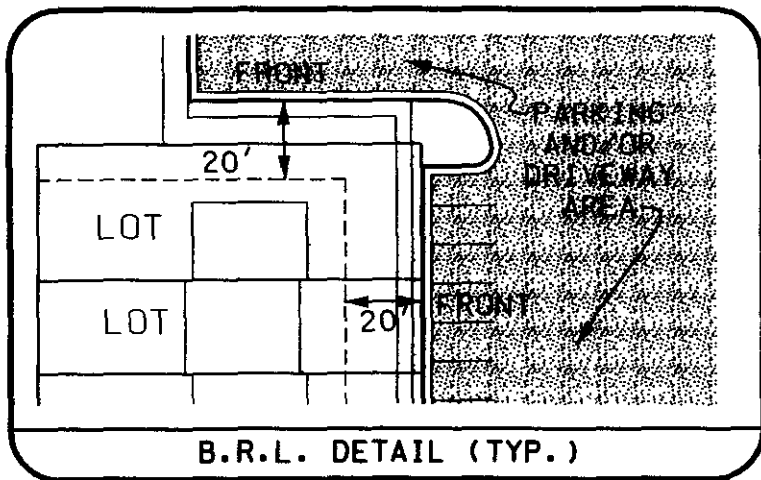
0079

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	05°19'35"	23.24'	250.00'	11.63'	N86°40'35"E	23.23'
C2	05°18'16"	23.14'	250.00'	11.58'	S86°41'14"W	23.14'
C3	84°04'01"	73.36'	50.00'	45.07'	S30°08'48"W	66.96'
C4	02°54'36"	13.97'	275.00'	6.98'	N87°53'04"E	13.96'
C5	05°18'16"	20.83'	225.00'	10.42'	S86°41'14"W	20.82'
C6	45°05'57"	27.55'	35.00'	14.53'	S61°29'08"W	26.84'
C7	270°11'54"	235.79'	50.00'		S05°57'54"E	70.59'
C8	45°05'57"	27.55'	35.00'	14.53'	S73°24'55"E	26.84'
C9	05°18'16"	25.46'	275.00'	12.74'	S86°41'14"W	25.45'
C10	01°22'00"	5.43'	227.78'	2.72'	N88°38'23"E	5.43'
C11	16°36'32"	14.50'	50.02'	7.30'	N51°30'00"W	14.45'
C12	22°19'54"	38.59'	99.00'	19.54'	N17°07'51"W	38.34'
C13	22°19'53"	54.96'	141.00'	27.83'	N17°07'51"W	54.61'
C14	39°04'48"	36.83'	54.00'	19.16'	N44°42'04"E	36.12'
C15	22°19'54"	61.19'	157.00'	30.99'	S05°12'03"W	60.81'
C16	22°19'54"	32.35'	83.00'	16.38'	S05°12'03"W	32.15'
C17	22°19'54"	53.20'	136.50'	26.94'	N05°12'03"E	52.87'
C18	06°21'02"	11.47'	103.50'	5.74'	N13°11'29"E	11.47'
C19	22°19'54"	32.35'	83.00'	16.38'	S17°07'51"E	32.15'
C20	22°31'24"	61.72'	157.00'	31.26'	S17°02'06"E	61.32'
C21	90°00'13"	25.14'	16.01'	16.01'	N39°02'04"E	22.64'

NUMBER	DIRECTION	DISTANCE
L1	S84°02'08"W	26.74'
L2	S89°20'21"W	60.70'
L3	N49°46'01"W	55.37'
L4	N39°02'04"E	59.72'
L5	N49°45'56"W	14.59'
L6	S05°57'55"E	36.17'
L7	S84°02'06"W	37.50'
L8	N05°57'51"W	41.30'
L9	S26°30'03"W	27.09'
L10	S84°02'09"W	53.50'
L11	S05°57'50"E	20.50'
L12	N32°56'43"E	10.92'
L13	S33°19'17"W	24.14'
L14	S27°51'50"W	39.91'
L15	S05°57'50"E	28.84'
L16	N41°17'21"W	35.45'
L17	N74°41'15"W	46.24'
L18	N65°16'23"W	26.23'
L19	N56°32'11"W	84.78'
L20	N11°02'50"W	32.58'
L21	N23°08'44"E	12.19'
L22	S53°00'49"E	64.37'

NUMBER	DIRECTION	DISTANCE
L23	S31°52'46"E	65.61'
L24	S83°34'56"W	10.78'
L25	N61°36'54"E	24.95'
L26	N67°29'51"E	50.07'
L27	N39°55'53"E	68.04'
L28	N15°11'18"E	46.67'
L29	N69°04'21"E	40.46'
L30	N43°06'18"E	71.21'
L31	N81°51'12"E	21.01'
L32	N43°05'04"W	30.61'
L33	N21°31'08"W	175.11'
L34	N17°03'37"W	68.61'
L35	N09°25'57"W	83.95'
L36	N06°25'50"W	152.36'
L37	N03°01'36"W	180.79'
L38	N37°47'35"W	18.93'
L39	S52°12'12"W	15.00'
L40	N62°29'04"W	10.35'
L41	N84°02'07"E	35.65'
L42	S68°48'47"E	22.32'
L43	S35°56'37"E	27.99'
L44	S75°42'20"E	21.30'

NUMBER	DIRECTION	DISTANCE
L45	N46°51'58"W	19.50'
L46	N11°34'40"E	12.38'



FINAL SUBDIVISION PLAT FOR
WINDSTONE
SECTION 1

RED BUD MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
DATE: JUNE 13, 2002



TRIAD ENGINEERING, INC.
200 AVIATION DRIVE WINCHESTER, VIRGINIA
(540) 667-9300 FAX (540) 667-2260

JUNE 13, 2002

SHEET 13 OF 13

CD-070

0080

10:49

VIRGINIA: FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on

2/16/02 at 10:49 A.M.

and with certificate of acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of

N/A, and 58.1-801 have been paid, if assessable.

Rebecca P. Hogan, Clerk