

DEED OF DEDICATION OF COMMON AREA

THIS DEED OF DEDICATION, made and executed this 1st day of March, 2011, by Lake Holiday Country Club, INC, a nonstock corporation and property owners' association, organized pursuant to Virginia Code Section 55-508, et seq., located in the COUNTY OF FREDERICK, VIRGINIA, and whose address is 231 Redland Road, Cross Junction, Virginia 22625,

WITNESSETH:

WHEREAS, Lake Holiday Country Club, INC, (hereinafter "the Association"), is the owner of certain parcels of land, among them the following identified parcels together with buildings and improvements erected thereon, being a portion of the lands conveyed to the LHCC by the following transaction and deeds:

- 1. Lots 1161, and 1162, Section 7, Lake Holiday Estates, as reflected in the conveyance from Lake Holiday states Utility Company, INC, grantor, to Lake Holiday Country Club, INC, grantee, and recorded in instrument # 060001400 among the land records of Frederick County, Virginia.
- 2. Lot 180, Section 5A, Lake Holiday Estates, as reflected in the conveyance from Independence Land and Capital, grantor, to Lake Holiday Country Club, grantee, and recorded in Deed Book 590 Page 565 among the land records of Frederick County Virginia.
- 3. Lot 449A, Section 3A, Lake Holiday Estates, as reflected in the conveyance from Independence Land and Capital, grantor, to Lake Holiday Country Club, grantee, and recorded in Deed Book 590 Page 565 among the land records of Frederick County Virginia.

WHEREAS, the Association desires to dedicate said lots as Common Area, as defined by the Virginia Property Owner's Association Act, Section 55-509 and the Association imposes on these said lots maintenance responsibilities and creates the authority to impose assessments on the members of the Association for the benefit of these lots; and

WHEREAS, the list of the aforesaid lots is not intended to comprise a final and exclusive list of lots to be dedicated as Common Area; and

WHEREAS, the Board of Directors reserves the right to dedicate other lots or parcels of property as Common Area in other Dedications; and

NOW, THEREOF, the Board of Directors does hereby dedicate the foregoing lots for use as Common Area. The lots dedicated now as Common Area shall not be sold, conveyed, rededicated or divested from the Association other than by an action or approval consistent with the governing documents of the Association.

IN WITNESS THEREOF, the following signature and seal, pursuant to the resolution of the Board of Directors:

LAKE HOLIDAY COUNTRY CLUB, INC

BY: [Signature]  
David Buermeyer, President

STATE OF Virginia,

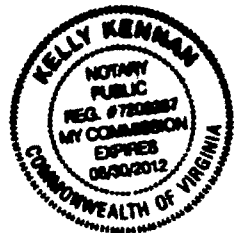
COUNTY OF Frederick,

I, Kelly Kennan, a Notary Public, do hereby certify that on this 1st day of March, 2011 personally appeared before me DAVE BUERMAYER, known to me to be the person whose name is subscribed to the foregoing instrument, and swore and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, and that the statements contained therein are true and correct.

[Signature]

Name Printed: Kelly Kennan

My Commission Expires: 4/30/2012



VIRGINIA: FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on

JUNE 10, 2011 at 11:51 A.M.

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

\$ NA, and 58.1-801 have been paid, if assessable.

*Rebecca P. Hogan*, Clerk