

060022399

731

DEED OF DEDICATION OF COMMON AREA

THIS DEED OF DEDICATION, made and executed this 30th day of October, 2006, by Lake Holiday Country Club, Inc., a nonstock corporation and homeowners' 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 the following unimproved lots, being a portion of the lands conveyed to the LHCC by the following transaction and deed:

Lots 1145, 1146, 1147, 1148, 1149, 1149A and 1150, Section 7, Lake Holiday, as reflected in the conveyance from Independence Land and Capital, Inc., grantor, to Lake Holiday Country Club, Inc., 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 Association Act, Section 55-509; 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, THEREFORE, 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: Christopher Allison
Christopher Allison, President



132

COMMONWEALTH OF VIRGINIA)
COUNTY OF FREDERICK) To wit:

I hereby certify that Christopher Allison, the President of Lake Holiday Country Club, Inc. acknowledged and signed this document in my presence on behalf of the



Kristin Sacer

Notary Public

My Commission expires: September 30, 2009

Document prepared by:
Rees, Broome & Diaz, P.C.
8133 Leesburg Pike, 9th Floor
Vienna, Virginia 22182
(703) 790-1911

Return to:
Rees, Broome & Diaz, P.C. - Attn: Kim O'Halloran
K:\19\19984\00001\AGT\Deed of Dedication.doc

VIRGINIA: FREDERICK COUNTY.SCT.
This instrument of writing was produced to me on
11-30-2006 at 3:20 PM
and with certificate acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of
s. NA, and 58.1-801 have been paid, if assessable.

Rebecca P. Hagan Clerk