

DEED OF DEDICATION OF COMMON AREA

THIS DEED OF DEDICATION, made and executed this 19 day of September, 2005, 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 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 transactions and deeds:

1. The **Entrance Road** extending from State Route 701 to Masters Drive, the buildings and improvements located thereon, including, without limitation, a guardhouse, and the **adjacent parcels** of land located on the east and west sides of the Entrance Road, 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 553 among the land records of Frederick County, Virginia;
2. Three (3) parcels or tracts of land, not within any Section of record within the said Association, containing 240 acres, 32 acres, and 5 acres, respectively known as "**The Lake,**" the "**Area Around the Dam,**" and "**Beach 2**" along with the **adjacent campground**, conveyed by Independence Land and Capital, Inc., grantor, to Lake Holiday Country Club, Inc., grantee, as recorded among the land records of Frederick County, in Deed Book 590 page 562; and
3. That certain parcel of land containing 12.2 acres, known previously as "**Beach 1 and Clubhouse,**" an area that also includes the present site of the **Marina, the tennis and basketball courts, the playground and parking area**, conveyed by Independence Land and Capital, Inc., grantor, to Lake Holiday Country Club, Inc., grantee, as recorded among the land records of Frederick County, Virginia, in Deed Book 590 page 543 and Deed Book 380 at page 44.

WHEREAS, the Association has and continues to own the foregoing parcels of land; and

WHEREAS, the Association desires to dedicate said parcels of land to be Common Areas, as defined by the Virginia Property Association Act, Section 55-509; and

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

WHEREAS, the Common Areas may also include such additional parcels of property, buildings and, or, improvements erected thereon, as indicated by subsequent amendment to the Association's governing documents;

NOW, THEREFORE, the Board of Directors having resolved previously to dedicate the foregoing parcels as Common Area, Lake Holiday Country Club, Inc., does hereby dedicate for use as Common Areas together with buildings and improvements erected thereon, the aforesaid parcels of property for the use and enjoyment of the Association's members. The parcels of property dedicated now and in the future 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

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 corporation.

Amy C. Desmond
Notary Public

My Commission expires: 3/31/07.

Document prepared by:
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