

201900011582 001  
VIRGINIA LAND RECORD COVER SHEET  
FORM A - COVER SHEET CONTENT

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor: \_\_\_\_\_

☐ Grantee: \_\_\_\_\_

Consideration: \$0.00

Existing Debt: \$0.00

Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: \_\_\_\_\_ Original Page Number: \_\_\_\_\_ Original Instrument Number: \_\_\_\_\_

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1	<input checked="" type="checkbox"/> Grantor:	<u>SM CHARLOTTESVILLE LLC</u>
2	<input checked="" type="checkbox"/> Grantor:	<u>WINTERGREEN FARM HOMEOWNERS ASSOCIATION, INC.</u>
1	<input checked="" type="checkbox"/> Grantee:	<u>SM CHARLOTTESVILLE LLC</u>
2	<input checked="" type="checkbox"/> Grantee:	<u>WINTERGREEN FARM HOMEOWNERS ASSOCIATION, INC.</u>

GRANTEE ADDRESS

Name: SM CHARLOTTESVILLE LLC

Address: PETER J. CARAMANIS 200 GARRETT ST STE C

City: CHARLOTTESVILLE State: VA Zip Code: 22902

Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_ Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076R0-02-00-03600 Tax Map Number: 076R0-02-00-03600

Short Property Description: \_\_\_\_\_

Current Property Address: \_\_\_\_\_

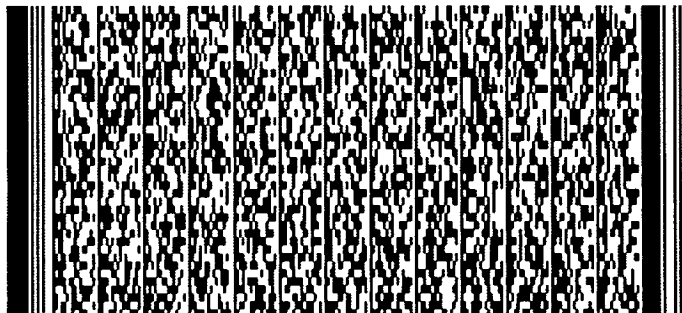
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Instrument Prepared By: CHADWICK, WASHINGTON, M Recording Paid By: REDFIELDS COMMUNITY ASSOC

Recording Returned To: REDFIELDS COMMUNITY ASSOCIATION, INC

Address: REAL PROPERTY INC 1500 AMHERST ST STE 3

City: CHARLOTTESVILLE State: VA Zip Code: 22903



RECORDED IN  
ALBEMARLE COUNTY, VA  
JON R. ZUG  
CLERK OF CIRCUIT COURT  
FILED Oct 23, 2019  
AT 02:31 pm  
BOOK 05233  
START PAGE 0328  
END PAGE 0354  
INST # 201900011582  
TOTAL NUM PAGES 0027

EMJ

(Area Above Reserved For Deed Stamp Only)

**VIRGINIA LAND RECORD COVER SHEET**  
**FORM B – ADDITIONAL GRANTORS/GRANTEES**

Instrument Date: ..... 10/22/2019 .....

Instrument Type: ..... AG .....

Number of Parcels: ... 32 ... Number of Pages: ... 9 ...

[ ] City ☒ County  
 ..... ALBEMARLE .....

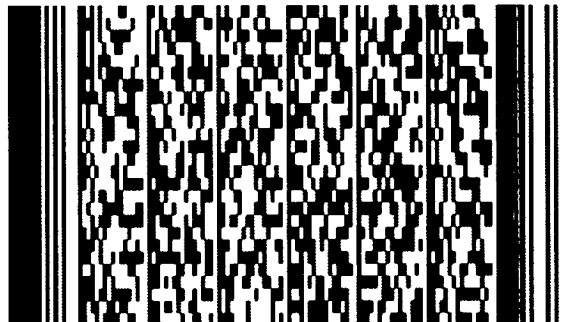
**GRANTOR BUSINESS / NAME**

*(Area Above Reserved For Deed Stamp Only)*

3 ☒ Grantor: REDFIELDS COMMUNITY ASSOCIATION, INC.  
 ..... [ ] Grantor: .....  
 ..... [ ] Grantor: .....  
 ..... [ ] Grantor: .....  
 ..... [ ] Grantor: .....  
 ..... [ ] Grantor: .....  
 ..... [ ] Grantor: .....  
 ..... [ ] Grantor: .....

**GRANTEE BUSINESS / NAME**

3 ☒ Grantee: REDFIELDS COMMUNITY ASSOCIATION, INC.  
 ..... [ ] Grantee: .....  
 ..... [ ] Grantee: .....  
 ..... [ ] Grantee: .....  
 ..... [ ] Grantee: .....  
 ..... [ ] Grantee: .....  
 ..... [ ] Grantee: .....  
 ..... [ ] Grantee: .....



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076R0-02-00-03800

Tax Map Number: 076R0-02-00-03800

Short Property Description:

Current Property Address:  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

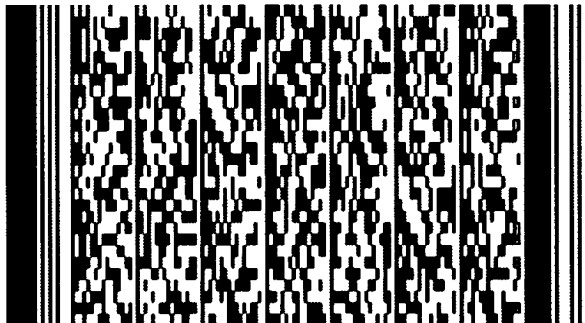
Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076R0-02-00-03700

Tax Map Number: 076R0-02-00-03700

Short Property Description:

Current Property Address:  
City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076R0-02-00-03800

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 076R0-02-00-03800

Short Property Description: \_\_\_\_\_

Current Property Address: \_\_\_\_\_

City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

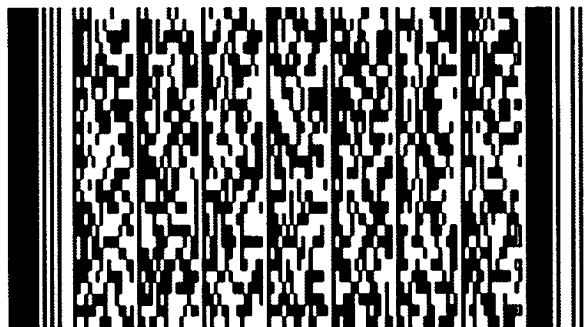
Parcel Identification Number (PIN): 076R0-04-00-00600

Tax Map Number: 076R0-04-00-00600

Short Property Description: \_\_\_\_\_

Current Property Address: \_\_\_\_\_

City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076R0-04-00-00700

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 076R0-04-00-00700

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

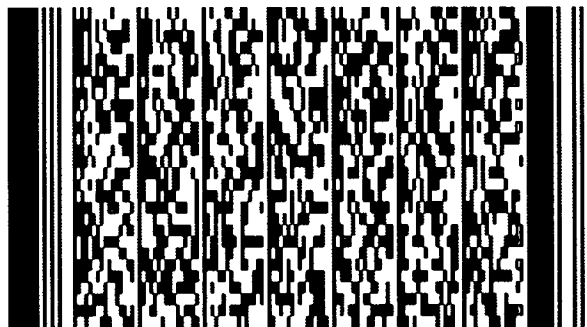
Parcel Identification Number (PIN): 076R0-04-00-00800

Tax Map Number: 076R0-04-00-00800

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903



201900011582.006  
VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076R0-04-00-00900

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 076R0-04-00-00900

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

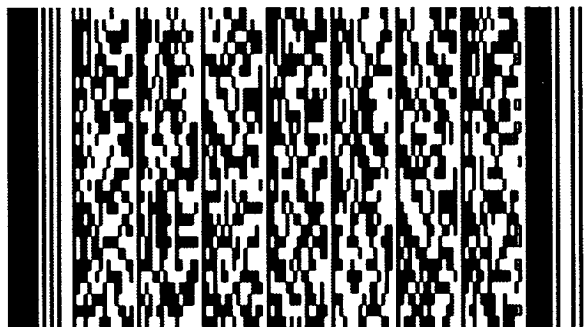
Parcel Identification Number (PIN): 076R0-04-00-01000

Tax Map Number: 076R0-04-00-01000

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County  
ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

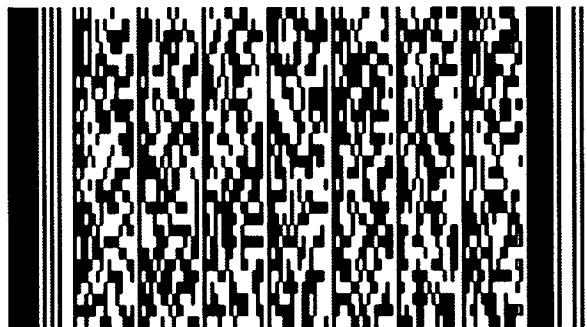
Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:  
Parcel Identification Number (PIN): 076R0-04-00-01100  
Tax Map Number: 076R0-04-00-01100

(Area Above Reserved For Deed Stamp Only)

Short Property Description:  
Current Property Address:  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:  
Parcel Identification Number (PIN): 076R0-04-00-01200  
Tax Map Number: 076R0-04-00-01200

Short Property Description:  
Current Property Address:  
City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County  
ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076R0-04-00-01300  
Tax Map Number: 076R0-04-00-01300

(Area Above Reserved For Deed Stamp Only)

Short Property Description: \_\_\_\_\_  
Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076R0-04-00-01400  
Tax Map Number: 076R0-04-00-01400

Short Property Description: \_\_\_\_\_  
Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903





FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County  
ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

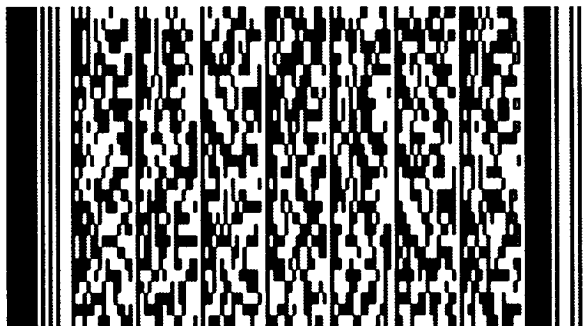
Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:  
Parcel Identification Number (PIN): 076R0-04-00-01500  
Tax Map Number: 076R0-04-00-01500

(Area Above Reserved For Deed Stamp Only)

Short Property Description:  
Current Property Address:  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:  
Parcel Identification Number (PIN): 076R0-04-00-01600  
Tax Map Number: 076R0-04-00-01600

Short Property Description:  
Current Property Address:  
City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County  
ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076R0-04-00-03100

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 076R0-04-00-03100

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

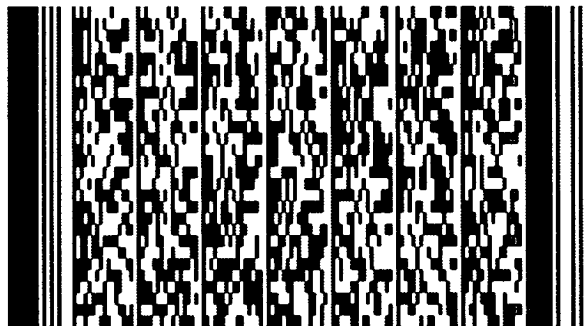
Parcel Identification Number (PIN): 076R0-04-00-01700

Tax Map Number: 076R0-04-00-01700

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076S0-02-00-06300

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 076S0-02-00-06300

Short Property Description: \_\_\_\_\_  
\_\_\_\_\_

Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076S0-02-00-06400

Tax Map Number: 076S0-02-00-06400

Short Property Description: \_\_\_\_\_  
\_\_\_\_\_

Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076S0-02-00-06700

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 076S0-02-00-06700

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

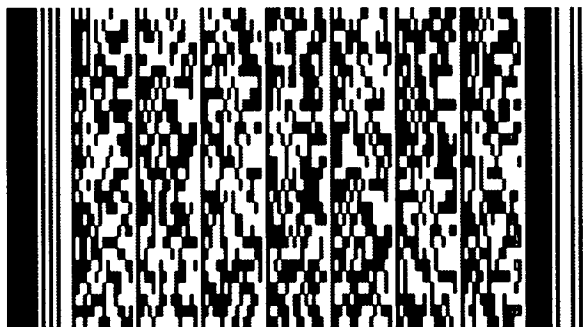
Parcel Identification Number (PIN): 076S0-02-00-06900

Tax Map Number: 076S0-02-00-06900

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903



201900011582.013  
VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076S0-02-00-06800

Tax Map Number: 076S0-02-00-06800

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

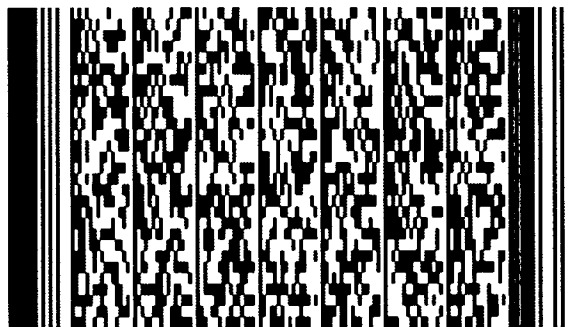
Parcel Identification Number (PIN): 076S0-02-OS-00800

Tax Map Number: 076S0-02-OS-00800

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076S0-02-OS-001N0

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 076S0-02-OS-001N0

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

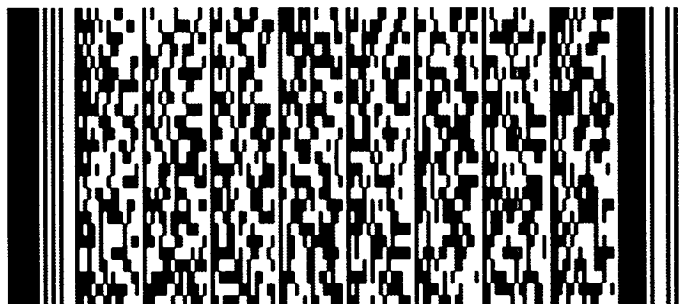
Parcel Identification Number (PIN): 076S0-02-OS-007B0

Tax Map Number: 076S0-02-OS-007B0

Short Property Description:

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County  
ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076S0-02-OS-001D0

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 076S0-02-OS-001D0

Short Property Description:

Current Property Address:  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

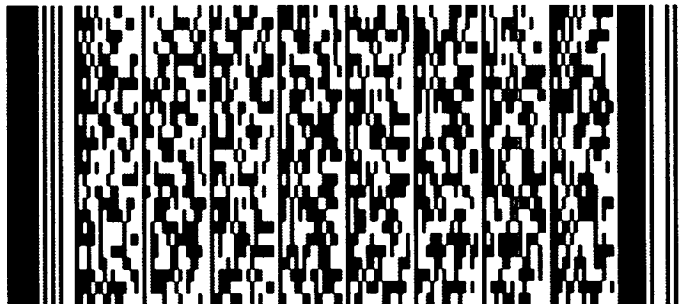
Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: Page Number:  
Instrument Number:

Parcel Identification Number (PIN): 076S0-02-OS-001E0

Tax Map Number: 076S0-02-OS-001E0

Short Property Description:

Current Property Address:  
City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
[ ] City ☒ County  
ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: [ ] City [ ] County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076S0-03-OS-001G0  
Tax Map Number: 076S0-03-OS-001G0

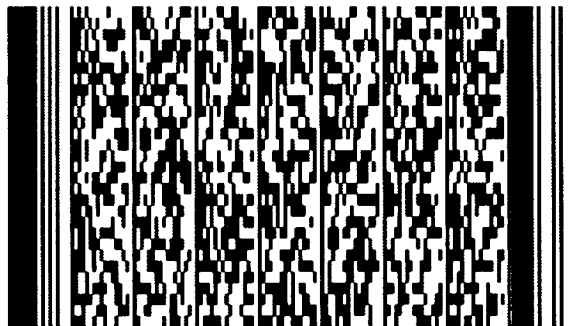
(Area Above Reserved For Deed Stamp Only)

Short Property Description: \_\_\_\_\_  
Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: [ ] City [ ] County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076R0-01-00-03500  
Tax Map Number: 076R0-01-00-03500

Short Property Description: \_\_\_\_\_  
Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903





201900011582.017  
VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County  
ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076R0-01-00-000B0  
Tax Map Number: 076R0-01-00-000B0

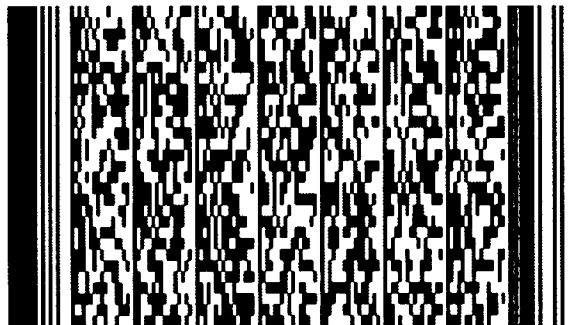
(Area Above Reserved For Deed Stamp Only)

Short Property Description: \_\_\_\_\_  
Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 076R0-03-00-000A0  
Tax Map Number: 076R0-03-00-000A0

Short Property Description: \_\_\_\_\_  
Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903



FORM C – ADDITIONAL PARCELS

Instrument Date: 10/22/2019  
Instrument Type: AG  
Number of Parcels: 32 Number of Pages: 9  
☐ City ☒ County  
ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

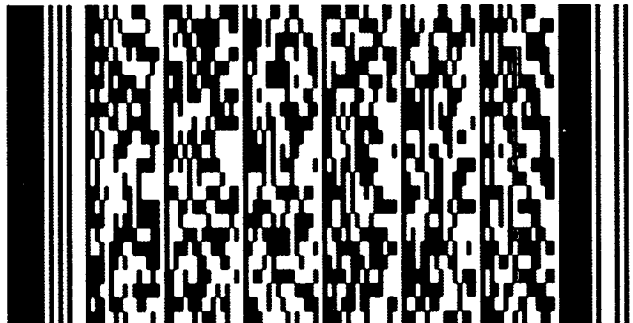
Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: 100%  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Parcel Identification Number (PIN): 076R0-00-00-00100  
Tax Map Number: 076R0-00-00-00100

(Area Above Reserved For Deed Stamp Only)

Short Property Description: \_\_\_\_\_  
Current Property Address: \_\_\_\_\_  
City: CHARLOTTESVILLE State: VA Zip Code: 22903

Prior Recording At: ☐ City ☐ County  
Percentage In This Jurisdiction: \_\_\_\_\_  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Parcel Identification Number (PIN): \_\_\_\_\_  
Tax Map Number: \_\_\_\_\_

Short Property Description: \_\_\_\_\_  
Current Property Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_



Return to:  
Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.  
201 Concourse Blvd., Suite 101  
Glen Allen, VA 23059

Tax Map Nos.: 076R0-02-00-03600, et al.  
See "Exhibit B" for all Tax Map Numbers

### **MAINTENANCE AGREEMENT**

THIS MAINTENANCE AGREEMENT (as amended from time to time, "Agreement") is made as of this 22<sup>nd</sup> day of October, 2019 ("Effective Date," as defined below), by and between **SM CHARLOTTESVILLE LLC** ("Stanley Martin"); **WINTERGREEN FARM HOMEOWNERS ASSOCIATION, INC.** ("Wintergreen Farm HOA"); and **REDFIELDS COMMUNITY ASSOCIATION, INC.** ("Redfields HOA") (individually, the "Party" and collectively, the "Parties").

#### **RECITALS:**

**R-1.** Redfields HOA is a duly constituted common interest community association responsible for the operation and administration of the residential community known as "Redfields" located in Albemarle County, Virginia.

**R-2.** Wintergreen Farm HOA is the duly constituted common interest community association responsible for the operation and administration of the residential community known as "Oak Hill Farm" located in Albemarle County, Virginia.

**R-3.** Stanley Martin is the developer of Oak Hill Farm and the declarant of Wintergreen Farm HOA. Stanley Martin is also a member of Oak Hill Farm and its representatives serve on the Board of Directors of the Wintergreen Farm HOA.

**R-4.** Stanley Martin, Redfields HOA, Wintergreen Farm HOA, and certain other individual member of Redfields HOA on Wintergreen Lane and Morningside Lane own real property with shared boundaries (see Exhibit A).

**R-5.** The real property in R-4 owned by Stanley Martin will be deeded to Wintergreen Farm HOA in the near future.

**R-6.** In order to maintain enjoyment and property values, the Parties desire to agree to property maintenance standards as more specifically set forth in this Agreement.

**NOW THEREFORE**, for and in consideration of the mutual covenants herein contained together with other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, each of the Parties agree as follows:

1. **Incorporation.** The recitals set forth above are incorporated herein by reference as if fully set forth herein.
2. **Included Property.**
  - a. Property located twenty (20) feet on either side of the "Boundary Line" in Exhibit A shall be maintained subject to Section 3 of this Agreement including but not limited to all real property, natural growth, and improvements (ex. fencing, tree lines, grasses, buffer trees, ditches, drains, pipes, volunteer vegetation, and culverts).
  - b. Any other growth or improvements within forty (40) feet of the "Boundary Line" shall be maintained if the elevation, slope, distance from homes, or other factors of the real property, improvements, or growth significantly affect appearance.
  - c. Areas on properties owned by the Parties that are subject to the terms of this Agreement that are designated as "tree preservation areas" by the County of Albemarle are not exempt from the Maintenance Standards of this Agreement.
3. **Excluded Property.**
  - a. Notwithstanding the foregoing, this Agreement shall have no applicability and binding effect on the Lots, and the Owners of the Lots, abutting the "Boundary Line", which are depicted on Exhibit "A" and are as follows:
    - i. Morningside Lane house numbers: 1024, 1027, 1030;
    - ii. Wintergreen Lane house numbers: 1027, 1033, 1039, 1045, 1051, 1057, 1063, 1069, 1075, 1081, 1087, 1093, 1097, 1099;
    - iii. Pfister Avenue house numbers: 293, 282; and
    - iv. Bleeker Street house numbers: 659, 664, 655.
4. **Maintenance Standards.**
  - a. Dead trees will cut down and limbed, sectioned and stacked or removed.
  - b. Dead limbs in visible areas will be pruned at the trunk and chipped and/or removed.
  - c. Dying or mostly dead trees will be pruned and considered for removal.
  - d. Removed trees will be replaced if part existing and desirable screening.
  - e. Fences will be kept in good repair.
  - f. Invasive trees as defined by the Virginia Department of Conservation and Recreation at <https://www.dcr.virginia.gov/natural-heritage/invspdflist> will be removed and otherwise controlled.
  - g. Bamboo will be removed and otherwise controlled.
  - h. Volunteer growth such as suckers, thistle, briars, vines, ivy, poison ivy/oak, etc. will be removed and otherwise controlled.
  - i. Natural grasses, fields, meadows, and open areas will be routinely cut and minimally bush-hogged at least three times during the growing season.
  - j. Washouts, ruts, erosion, gopher/groundhog holes, and any other unsightly or dangerous areas will be repaired/maintained.
  - k. All maintenance needs shall be addressed in a reasonable and timely fashion.
5. **Notices.**
  - a. Requests, communications, and notices pertaining to this Agreement are required to in writing, electronic or set by regular mail or delivered personally to the current address

for notice for the respective Party. Notice is deemed given either upon receipt or upon refusal to accept delivery.

- b. The initial notice address for the Stanley Martin: SM Charlottesville LLC, c/o Randy Kotler, 11710 Plaza America Drive Suite 1100, Reston, Virginia, 20190.
  - c. The initial notice address for Wintergreen Farm HOA: Wintergreen Farm Homeowners Association, Inc., c/o Peter Caramanis, 200 Garrett Street, Suite C, Charlottesville, Virginia, 22902.
  - d. The initial notice address for Redfields HOA: Redfields Community Association, Inc., c/o Real Property Management, Inc., 1500 Amherst Street, Suite 3 Charlottesville, Virginia, 22903; facsimile: (434) 326-5830; Email: [redfieldsmanager@gmail.com](mailto:redfieldsmanager@gmail.com)
6. **Amendment; Assignment.** This Agreement may not be changed, amended, modified or assigned, in whole or in part, except by a modification in writing, signed by an authorized representative of each Party. Any amendment must be recorded in the Clerk's Office of the Circuit Court for Albemarle County, Virginia ("Clerk's Office").
7. **Governing Law; Venue.** This Agreement will be interpreted, construed and governed in accordance with the laws of the Commonwealth of Virginia. Each Party irrevocably consents to venue and the jurisdiction of the Circuit Court for the County of Albemarle for the resolution of all disputes arising under or respecting this Agreement.
8. **Prevailing Party.** In any proceedings arising out of any alleged default by a Party or any suit brought by a Party against another Party, the prevailing Party is entitled to recover the costs of such proceeding and reasonable attorneys' fees, in addition to any other relief sought and awarded.
9. **Counterparts.** This Agreement may be executed in counterparts, each of which will be deemed an original and all of which will constitute one and the same instrument. Executed counterparts of this Agreement may be delivered by facsimile or electronic mail transmission and are binding upon the executing Party.
10. **Binding Effect; Successors and Assigns.** Each and all of the covenants and conditions of this Agreement will inure to the benefit of and will be binding upon the Parties and the successors and assigns of each of the Parties: As used in the foregoing, "successors" includes, but is not limited to the successors to all or substantially all of the assets of Parties and to their successors by merger or consolidation, and to any successors-in-title to the real property owned by the Parties along the Boundary Line in Exhibit A.
11. **Run with the Land.** This Agreement and the terms and provisions hereunder run with the real property owned by the Parties along the Boundary Line in Exhibit A and is and shall be binding on and enforceable by the owners thereof.
12. **Authority; No Partnership.** Each Party hereby represents, warrants and covenants to the other, that such Party or the individual signing on behalf of such Party has the authority to do so. This Agreement does not create any partnership, joint venture or principal and agency relationship between the Parties.

13. **Construction**. The captions and headings in this Agreement are for convenience and reference only and in no way define, describe or limit the scope, content or intent of this Agreement or in any way affect its provisions. The Parties agree that they had the opportunity to seek legal counsel in connection with the negotiation of this Agreement, and in that regard, the provisions of this Agreement shall not be construed against either Party notwithstanding the identity of the individual who drafted the Agreement.
14. **Severability**. If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance is unenforceable in whole or in part, such provision will be construed to the extent necessary to render the provision valid or it will be excised from this Agreement and the remainder of this Agreement will not be affected and will continue to be valid and enforceable to the fullest extent permitted by law.
15. **Entire Agreement**. This Agreement embodies the entire agreement with respect to rights, obligations and liabilities of each of the Parties and supersedes all prior agreements and understandings, if any, relating to the subject matter hereof. Time is of the essence in this Agreement. This Agreement shall not construe or be interpreted to construe rights beyond which are afforded to the Parties pursuant to the Documents.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be executed on the Effective Date, which date shall be the latest of the dates of execution set forth below and which date shall be inserted on Page 1 of this Agreement.

**Signature Pages Follow**

STANLEY MARTIN:

SM CHARLOTTESVILLE, LLC, a Virginia limited liability company

By: [Signature] [Seal]  
 Name: SCOTT J. CARLSON  
 Title: PRESIDENT - CHARLOTTESVILLE MARKET  
 Date: 10/21/19

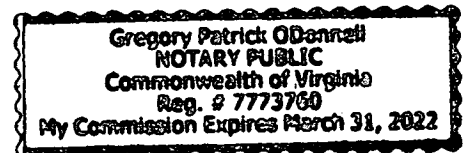
COMMONWEALTH OF VIRGINIA )  
County of Albemarle ) SS:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Scott Carlson, President of SM CHARLOTTESVILLE, LLC, whose name is signed to the foregoing Agreement, has acknowledged the same before me in the aforesaid jurisdiction on behalf of the company.

GIVEN under my hand and seal on Oct. 21, 2019.

[Signature] (Seal)  
 Notary Public

My commission expires: 3/31/2022  
 Registration No.: 7773760



**WINTERGREEN FARM HOA:**

WINTERGREEN FARM HOMEOWNERS ASSOCIATION, INC.

By: [Signature] [Seal]  
 Name: Jeremy Swink  
 Title: Director  
 Date: 10/22/2019

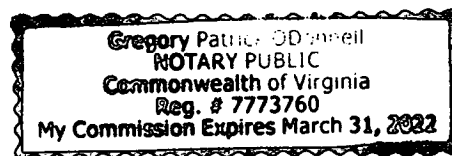
COMMONWEALTH OF VIRGINIA )  
 County Albemarle of Albemarle ) SS:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Jeremy Swink, Director of WINTERGREEN FARM HOMEOWNERS ASSOCIATION, INC., whose name is signed to the foregoing Agreement, has acknowledged the same before me in the aforesaid jurisdiction on behalf of the company.

GIVEN under my hand and seal on October 21, 2019.

[Signature]  
 Notary Public

My commission expires: 3/31/2022  
 Registration No.: 7773760





**REDFIELDS HOA:**

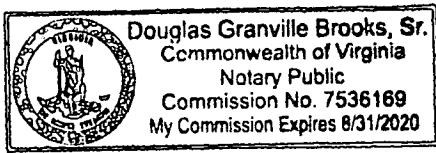
REDFIELDS COMMUNITY ASSOCIATION, INC.

By: *Sarah Mullen* [Seal]  
 Name: Sarah Mullen  
 Title: President  
 Date: October 22, 2019.

COMMONWEALTH OF VIRGINIA )  
 ) SS:  
County of Albemarle )

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Sarah Mullen, President of REDFIELDS COMMUNITY ASSOCIATION, INC., whose name is signed to the foregoing Agreement, has acknowledged the same before me in the aforesaid jurisdiction on behalf of the corporation.

GIVEN under my hand and seal on October 22, 2019.



*Douglas Granville Brooks, Sr.* (SEAL)  
 Notary Public

My commission expires: 8/31/2020  
 Registration No.: 7536169

Exhibit A

Stanley Martin parcels abutting the "Boundary Line":

076S0-02-OS-001N0, 076S0-02-OS-001D0, 076S0-02-OS-001E0, 076S0-02-OS-00800,  
076S0-02-OS-007B0

Wintergreen Farm HOA parcels abutting the "Boundary Line":

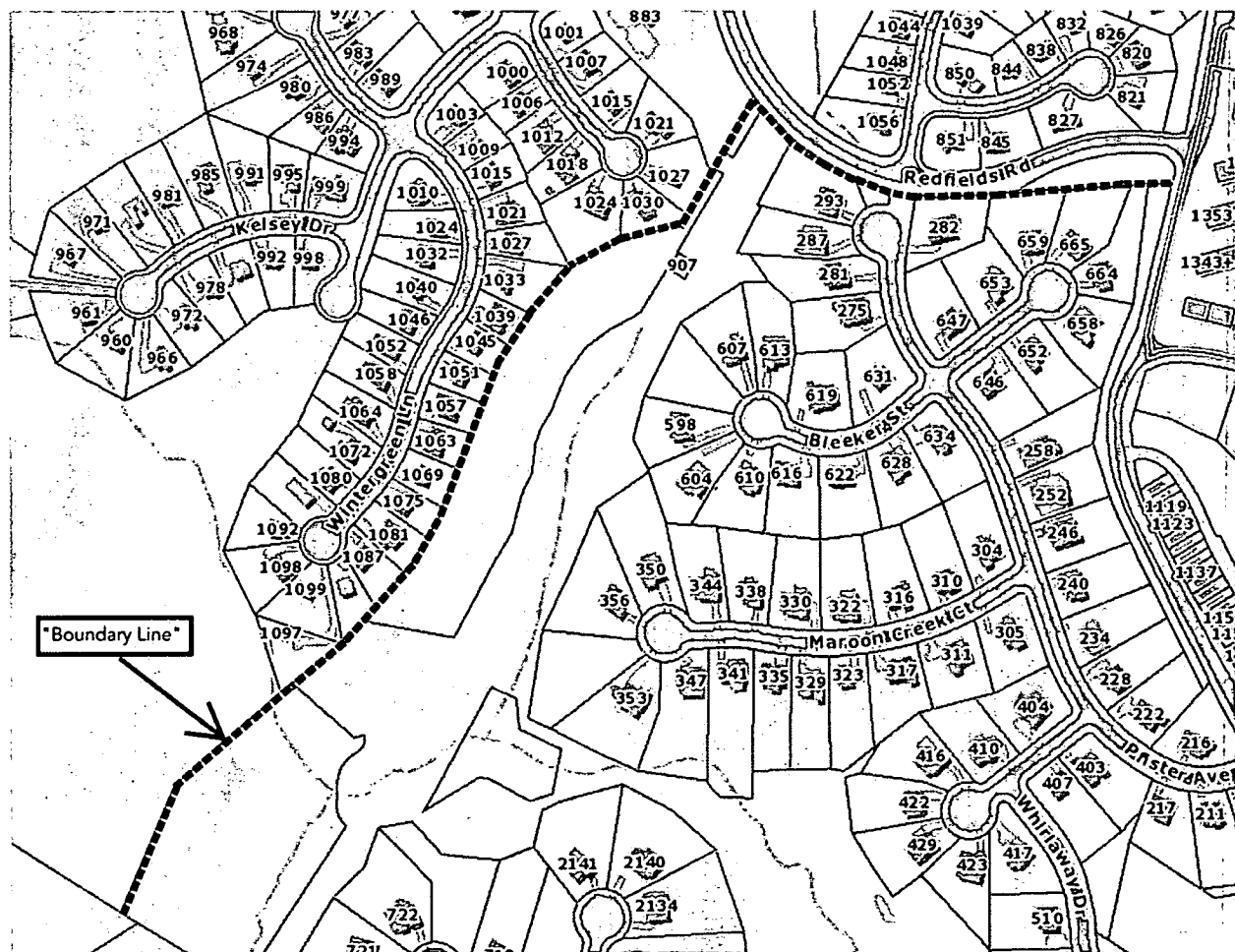
076S0-03-OS-001G0

Redfields HOA parcels abutting the "Boundary Line":

076R0-00-00-00100, 076R0-01-00-03500, 076R0-01-00-000B0, 076R0-03-00-000A0

Private homes within Redfields HOA abutting the "Boundary Line" by road and house number:

- Morningside Lane house numbers: 1024, 1027, 1030
- Wintergreen Lane house numbers: 1027, 1033, 1039, 1045, 1051, 1057, 1063, 1069, 1075, 1081, 1087, 1093, 1097, 1099
- Pfister Avenue house numbers: 293, 282
- Bleeker Street house numbers: 659, 664, 655



**Exhibit B**

**TAX MAP NUMBERS FOR**

076R0-02-00-03600  
076R0-02-00-03800  
076R0-02-00-03700  
076R0-02-00-03800  
076R0-04-00-00600  
076R0-04-00-00700  
076R0-04-00-00800  
076R0-04-00-00900  
076R0-04-00-01000  
076R0-04-00-01100  
076R0-04-00-01200  
076R0-04-00-01300  
076R0-04-00-01400  
076R0-04-00-01500  
076R0-04-00-01600  
076R0-04-00-03100  
076R0-04-00-01700  
076S0-02-00-06300  
076S0-02-00-06400  
076S0-02-00-06700  
076S0-02-00-06900  
076S0-02-00-06800  
076S0-02-OS-00800  
076S0-02-OS-001N0  
076S0-02-OS-007B0  
076S0-02-OS-001D0  
076S0-02-OS-001E0  
076S0-03-OS-001G0  
076R0-01-00-03500  
076R0-01-00-000B0  
076R0-03-00-000A0  
076R0-00-00-00100

**INSTRUMENT # 201900011582**  
**RECORDED ALBEMARLE CO CIRCUIT COURT CLERK'S OFFICE**  
**Oct 23, 2019 AT 02:31 pm**  
**JON R. ZUG, CLERK by EMJ**  
**BOOK 05233 PAGE 0328 - 00354**