

*Hugh Jones*

060000725

DECLARATION OF

71

COVENANTS, CONDITIONS AND RESTRICTIONS

OF

TAVERN GROVE PROPERTY OWNERS ASSOCIATION

MAP# 22-A-22A

THIS DECLARATION, made the date hereinafter set forth by Tavern Grove, LLC, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Campbell County, State of Virginia, which is more particularly described as Section I, Tavern Grove (3.558 acres) as shown on a plat of record in the Clerk's Office of the Circuit Court for the County of Campbell, Virginia, at Plat Cabinet B, Slide 270, pages 2601 to 2605.

NOW THEREFORE, Declarant hereby declares that all of the properties described in Exhibit A, shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each owner thereof.

ARTICLE I.

DEFINITIONS

Section 1. "Association" shall mean and refer to Tavern Grove Property Owners Association, Inc., a nonprofit corporation organized and existing under the laws of the Commonwealth of Virginia, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association by annexation as provided in Article X, Section 4 herein.

Section 3. "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 Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

