

**AMENDMENT No. 2 TO THE
DECLARATION OF RESTRICTIONS
OF CEDAR RIDGE SUBDIVISION, AS VARIOUSLY AMENDED**

THIS DECLARATION, made this 4th day of May, 2005, by the CEDAR RIDGE PROPERTY OWNERS ASSOCIATION, INC., (the Association) a Virginia corporation, through its Board of Directors,

:WITNESSETH:

WHEREAS, a ballot of the property owners in the Cedar Ridge Subdivision (Cedar Ridge) in Franklin County, Virginia, (known generally as Hales Point, which is in part more particularly described according to plats of survey made by Berkley Howell & Associates, P.C., dated July 15, 1987, and revised July 27, 1987, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 418, page 470-473) was conducted in the Spring of 2005 according to the laws of the state of Virginia and the requirements of the Declarations of Restrictions and Bylaws of the Association, and

WHEREAS, certain Declarations of Restriction (Declarations) pertaining to Cedar Ridge were originally recorded in the Clerks Office of the Circuit Court of Franklin County on August 19, 1987 in Deed Book 0418 beginning at page 01010, and whereas certain Amended Declarations were made, and recorded in the Clerks Office of the Circuit Court of Franklin County on April 15, 1988 in Book 0429 beginning at page 0189, and whereas certain Amendments to the Amended Declarations were made on November 11, 1990, and recorded on January 28, 1991 in Deed Book 0477 beginning at page 00601, and

WHEREAS, 2/3 (29 out of 43) or more of the Cedar Ridge property owners approved certain changes and additions to the aforesaid Declarations of Restriction as variously amended, the Board of Directors of Cedar Ridge Property Owners Association, Inc do hereby declare that as of May 4, 2005 the following revised Articles shall take effect, replacing their respective precedent Articles or adding thereto, and authorize the President of the Association to file these revised/added Articles with the Clerks Office of the Circuit Court of Franklin County.

Revised Article II – 1

Unless otherwise indicated hereon, these lots shall not be used or occupied for other than single-family residential purposes and no building shall be erected thereon except a residence, private garage, servant quarters, boathouse, or permanent outbuilding of a type commonly accepted as consistent with a single family residence. No such outbuilding shall be constructed in Cedar Ridge Subdivision until detailed plans for such structure, including the placement thereof on the lot, have been submitted to, and approved by the Association. Plans shall be of a quality and scope determined by and acceptable to the Association, but need not be professionally prepared. The Association shall be the sole judge as to whether the proposed outbuilding is in all externally visible aspects compatible with the general tenor of the neighborhood.

Revised Article II – 4

No residence, private garage, servant quarters, boathouse, or permanent outbuilding shall be constructed in Cedar Ridge Subdivision until detailed plans for such structure, including the placement thereof on the lot, have been submitted to, and approved by the Association. Plans shall be of a quality and scope determined by and acceptable to the Association, but need not be professionally prepared. The Association shall be the sole judge as to whether the proposed structure is in all externally visible aspects compatible with the general tenor of the neighborhood.

Revised Article II – 16

All boat docks shall be built according to the requirements of responsible outside authorities. Location of and plans for the construction of boathouses shall be reviewed and approved by the Association as in the case of residences.

Revised Article II – 17

No signs, billboards, or advertising of any nature shall be erected, placed or maintained on any residential lot herein designated, nor upon any buildings erected thereon. Small, tastefully done nonbusiness name plates and security system warning signs judiciously placed are excepted. The Association shall be the sole judge as to whether the spirit of this article is being observed.

Revised Article II – 20

Camping shall be prohibited on all lots at all times. Casual and infrequent “sleeping out” by children is exempted. Tents or other shelters used for this purpose shall be taken down and stored out of sight when “not in use”. The Association shall be the sole judge as to whether the spirit of this article is being complied with.

Added Article II – 26

Properties may be rented to no more than one renter and his immediate family per year. The term of the tenancy may be less than 365 successive calendar days, however, but as with existing Franklin County law, may not be less than 31 days. Subleasing is not permitted.

Added Article II-27

Areas which are stripped of vegetation to the bare soil for any purpose whatever (land clearing, construction, landscaping, etc.) shall be covered within one growing season with material or vegetation suitable for eliminating erosion. Acceptable coverings are grasses or other erosion control vegetation, mulches, and stone and paving material in common use for landscaping or driveways. Effective erosion temporary containment measure shall be put and maintained in place until the new material takes hold. Simply put, clearing, construction, or landscaping activities shall not increase the flow of eroded material or debris onto adjacent properties, roadways, or into the lake, at any time.

All other terms and conditions of the Declaration of Restrictions of Cedar Ridge Subdivision, as variously amended, are hereby reaffirmed.

IN TESTIMONY WHEREOF, the signature of the President of the Cedar Ridge Property Owners Association, Inc. is affixed on this 3rd day of June, 2005.

David Weiler, President

June 3, 2005

COMMONWEALTH OF VIRGINIA)
)
COUNTY OF FRANKLIN), to-wit:

The foregoing instrument was acknowledged before me by David Weiler, President of Cedar Ridge Property Owners Association, Inc. on behalf of the Corporation, this _____th day of _____, _____.

My commission expires: Dated_____

Signed _____
Notary Public