

MINERAL SPRINGS PLANTATION

SECTION TWO

SUPPLEMENTARY DECLARATION TO

DEED OF DEDICATION

AND

COVENANTS

This Supplemental Declaration to Deed of Dedication applicable to Mineral Springs Plantation subdivision Section Two made this 10th day of August 1989 by Plank Road Company a Partnership composed of John E. Pruitt, Jr. and Richard A. Pruitt General Partners herein after referred to as Declarant, provides:

WHEREAS, the Declarant caused to be recorded a certain Deed of Dedication and Covenants dated October 4, 1988 recorded in the Clerk's Office of the Circuit Court of Spotsylvania County, Virginia in Deed Book 814 page 738 (hereafter referred to as Dedication). Pursuant to paragraph 5 of the Dedication, Declarant wishes to bring within the scheme of the Dedication additional property and to extend the covenants and restrictions of the Dedication to such property.

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Additional Property: The Declarant as the sole fee simple owner hereby declares that the additional property is and shall be held, transferred, sold, conveyed, given, donated, leased occupied and used subject to the covenants, conditions, reservations, restrictions and easements set forth in the Dedication for and during the time specified therein and said Dedication is incorporated herein by reference as if fully written herein.

The additional property is defined as that shown on the map and plat made by Commonwealth Engineering and Planning dated August 15, 1988 a copy of which was recorded on August 9, 1989 in Plat File 2, at pages 297 through 308.

Historical Easement. The Declarant hereby reserves, for benefit of the Declarant, its successors, assigns and the National Park Service, a negative easement affecting the battle trenches affecting Lots 82 and 83, and as shown on-plat of Commonwealth Engineering and Planning dated August 15, 1988.

No improvements shall be constructed in such a manner as to adversely affect the existing historic earthwork as shown on

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the plat. No activity by any future landowner will be allowed that affects the earthwork. No trees will be cut within fifteen feet of said area on either side.

Discovery of any sub-surface historic resources including graves be referred to the National Park Service.

State Route Easement. The Declarant hereby reserves a negative easement affecting an area of 50 feet in width along and abutting the proposed right-of-way line of state Route 616 and Hunting Run Drive, for the benefit of the Declarant, its successors, and assigns, along the side lot lines of Lots 96, 101, 102, and 103 facing State Route 616 and Hunting Run Drive for Declarant to construct or cause to be constructed entrance fences, monuments, walls, lighting, utilities, or any requirements of the Virginia Department of Transportation.

The Declarant hereby reserves unto itself, its successors and assigns including all owners and the Association, the right and privilege of constructing and maintaining entrance lighting monuments or walls and brick structures or wooden fencing in the areas of the easement.

