

RULES AND REGULATIONS
OF
STRASBURG STATION OWNERS' ASSOCIATION

The following rules and regulations of Strasburg Station Owners' Association hereby adopted by its Board of Directors shall govern each OWNER'S use and enjoyment of the PROPERTY. The administration and enforcement of the rules and regulations shall be as provided for in the ASSOCIATION DOCUMENTS.

ARTICLE 1

DEFINITIONS

Section 1. "Association" means Strasburg Station Owners' Association, a nonstock corporation, organized under the laws of the Commonwealth of Virginia.

Section 2. "Bylaws" means the Bylaws of the Association.

Section 3. "Common Area" means, at any given time, all of the Property, if any, other than any Lots then owned by the Association.

Section 4. "Declarant" means Alan Toothman Construction, Inc., Virginia Corporation. From and after the date of recordation of a document assigning to another person all of the rights reserved to the Declarant under the Declaration, the term "Declarant" shall mean that assignee.

Section 5. "Declaration" means the Declaration of Covenants and Restrictions for Strasburg Station Subdivision made by the Declarant and to be recorded among the land records of Shenandoah County, Virginia.

Section 6. 'CLOP' means a portion of the Property designated as a numbered lot of land on Exhibits A and B of the Declaration, including any dwelling or other improvements now or hereafter appurtenant to that land, and as that Exhibit may be amended from time to time.

Section 7. "Owner" means that while he or they are in title, the Person or Persons who now or hereafter own a Lot in fee simple, but does not mean any Person whose estate or interest in a Lot exists only by virtue Of an unrecorded contract or is held only as security for the payment or performance of an obligation. Each Lot within the Property shall at all times have one "Owner" within the meaning of this definition, but that "Owner" may consist of more than one Person.

Section 8. "Person" means a natural person, a corporation, partnership, oust or other entity.

Section 9. "Property" means, at any given time, the real estate then subject to the Declaration and includes all improvements and appurtenances thereto now or hereafter existing.

Section 10. "Architectural Control Committee" means a committee consisting of not less than two nor more than five members, except that, until there are Sixty-two (62) OWNERS other than the

DECLARANT, the ARCHITECTURAL CONTROL COMMITTEE may consist of no less than one nor more than five members.

ARTICLE 11
RULES AND REGULATIONS

Section 1. Architectural Control Committee. The BOARD OF DIRECTORS of the ASSOCIATION shall appoint an ARCHITECTURAL CONTROL COMMITTEE consisting of not less than two nor more than five members, except that until there are Sixty-Four (64) OWNERS other than the DECLARANT, the ARCHITECTURAL CONTROL COMMITTEE may consist of no less than one nor more than five members. No improvements shall be made on the property (including the LOTS thereon) without first receiving the written approval of the Architectural Control Committee. All construction, modifications, improvements, additions, free standing structures, fences or outbuildings to be erected on the property (including the LOTS) shall first be evidenced by drawings or architectural plans, drawn to such specifications as the Architectural Control Committee may in their sole discretion require and at the sole expense of the OWNER proposing such improvement. The Architectural Control Committee shall have full and complete discretion to require that any such improvement be made in such a manner as to provide architectural harmony within the PROPERTY. The Architectural Control Committee in their sole discretion shall approve or reject the design, location, materials, and general public appearance of any such improvement. Approval of the Architectural Control Committee shall be evidenced by Minutes of their meeting as well as the signature of their designated representative on the proposed plans. Any modifications, changes or alterations to these plans prior to construction must be approved by the Architectural Control Committee. The Architectural Control Committee shall review such plans expeditiously and provide approval or rejection to the OWNER making such application within a reasonable time after the application for approval has been made.

In approving or rejecting modifications, changes, alterations or improvements, the ARCHITECTURAL CONTROL COMMITTEE may reject color schemes which are not in harmony with the Subdivision. Preapproval by the ARCHITECTURAL CONTROL COMMITTEE shall not be required for the color schemes for exterior painting only, however, nothing contained herein shall prohibit the

ARCHITECTURAL CONTROL COMMITTEE from requiring changes in color schemes that in its sole discretion, are not in harmony with the Subdivision.