

**DECLARATION OF COVENANTS AND RESTRICTIONS
for HULL MEADOW SUBDIVISION
JANUARY 26 2007**

WHEREAS, Boyd W. Stephenson, Jr. (hereinafter referred to as "Declarant") is the owner of certain property located at the intersection of Routes 638 and 640 in the Blue Grass Magisterial District, Highland County, Virginia and identified as Tax Map Nos. 3-(A) 16 and 30-(A)-22B (such property being hereinafter referred to as the "Property"); and

WHEREAS, Declarant has subdivided the Property in accordance with a subdivision plat titled "Plat of a Division of the Boyd W. Stephenson, Jr. Properties" dated September 19, 2006, by Egs & Associates, Inc. (hereinafter referred to as the "Plat"), a copy of which Plat is attached hereto and recorded herewith; and

WHEREAS, the subdivided Property as shown on the Plat shall be hereinafter referred to as the "Hull Meadow Subdivision"; and

WHEREAS, Declarant hereby imposes the following covenants and restrictions on the Lots contained within the Hull Meadow Subdivision:

1. There shall be no mobile homes, single-wide, double-wide, or similar homes located or constructed on any of the Lots within the Hull Meadow Subdivision.
2. There shall be no travel trailers, recreational vehicles, or similar items located on the Lots for more than a total of thirty days within a calendar year; provided, however, that trailers necessary for construction may be located on the Lots during construction of a permanent resident for a period not to exceed two years.
3. All homes constructed shall have a minimum of 1,000 square feet finished living space. All homes shall have a masonry or wood frame exterior that matches or is similar to surrounding homes.
4. All accessory structures, outbuildings, and similar structures shall be designed to match the home on each Lot. There shall be no manufactured outbuildings on any Lot.
5. All landscaping shall be designed to match the native surroundings.
6. No Lot shall be used for intensive agricultural or commercial purposes. There shall be no livestock or poultry or similar animals other than horses and cattle. There shall be no plowing or growing crops other than native grass, hay, and a garden for use by the owner.
7. The owner of each Lot shall be obligated to share equally with the owner of the adjacent Lot the costs to reconstruct, repair, and maintain the common line fencing. This obligation shall apply whether or not an owner has livestock on his individual Lot.
8. No additional subdivision of any Lot shall be permitted.

9. Declarant, during his lifetime, and Declarant's two daughters after the death of Declarant and during their lifetimes, shall have a right of first refusal on any of the Lots in the Hull Meadow Subdivision.

10. These Covenants and Restrictions may be amended only by unanimous written consent of all owners of the Lots in the Hull Meadow Subdivision.

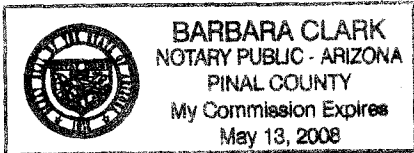
WITNESS the following signature and seal.

Boyd W. Stephenson Jr.
BOYD W. STEPHENSON, JR., Declarant

STATE OF ARIZONA
CITY/COUNTY OF Pinal, to-wit:

The foregoing was duly acknowledged before me this 29 day of January, 2007, by Boyd W. Stephenson, Jr.

My commission expires: May 13, 2008



Barbara Clark
Notary Public

INSTRUMENT #070000119
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF HIGHLAND ON
MARCH 7, 2007 AT 01:58PM
SUE K. DUDLEY, CLERK
Sue K. Dudley
RECORDED BY: SKD