

BYLAWS OF
MOUNTAIN CREST AT SOUTHERN GAP HOMEOWNERS ASSOCIATION, INC.

ARTICLE I
PLAN OF OWNERSHIP

Section 1.1. Applicability. These Bylaws provide for the governance of Mountain Crest at Southern Gap Homeowners Association, Inc., a Virginia nonstock corporation (the "Association"). Capitalized terms used herein without definition shall have the meanings specified for such terms in the Articles of Incorporation of the Association (the "Articles") or in the Declaration of Protective Covenants, Conditions, and Restrictions dated as of September _____ 2010, made by The Industrial Development Authority of Buchanan County, Virginia, a political subdivision of the Commonwealth of Virginia (the "Authority"), and to be recorded in the Clerk's Office of the Circuit Court of Buchanan County, Virginia (the "Clerk's Office"), as the same may hereafter be amended, restated, or supplemented (the "Declaration"). As used herein, the "Authority" shall mean the Authority and its successors and assigns.

Section 1.2. Compliance. Every Owner and all those entitled to occupy a Lot shall comply with these Bylaws.

Section 1.3. Office. The principal office of the Association shall be located at the Property or at such other place as may be designated from time to time by the Board.

ARTICLE II
MEMBERSHIP

Section 2.1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to, and shall not be separated from, ownership of any Lot. Upon the recordation in the Clerk's Office of a deed to a Lot, the membership of the selling Owner shall cease and the purchasing Owner shall become a Member of the Association.

Section 2.2. Classes of Members. There shall be two classes of Members of the Association.

Class A. All Owners including the Authority shall be Class A Members.

Class B. The Authority shall be the Class B Member. The Class B membership shall terminate upon the earlier of (i) the date on which the Authority no longer owns any portion of the Property and the Additional Area, (ii) the date on which the Authority executes and records in the Clerk's Office an amendment to the Declaration terminating the Class B membership, or (ii) on December 31, 2014.

Section 2.3. Voting Rights.

(a) Each Class A Member including the Authority shall be entitled to cast one vote for each Lot and Parcel owned.

(b) In addition to any votes the Authority may be entitled to as a Class A member, the Authority as the Class B member shall be entitled to cast a total number of votes equal to the total number of votes of all Class A members plus one (1), so that the Authority will have a majority of the total votes of all Members of the Association.

(c) The voting rights of any Member subject to assessment under the Declaration shall be automatically suspended when any such assessment or any installment thereof remains unpaid for more than thirty (30) days after the date due, but upon payment in full of such assessment the voting rights of such Member shall be automatically restored.

ARTICLE III
MEETINGS OF MEMBERS

Section 3.1. Annual Meetings. The annual meeting of Members of the Association shall be held prior to the end of each fiscal year of the Association on such date and at such time as established by the Board.

Section 3.2. Special Meetings.

(a) The President shall call a special meeting of the Association if so directed by resolution of the Board or upon a petition signed and presented to the Secretary by Owners holding not less than twenty percent (20%) of the Class A membership votes. The notice of any special meeting shall state the time, place and purpose thereof. Only business within the purpose or purposes described on the notice of a special meeting shall be transacted at the meeting.

(b) Within 90 days after the expiration of the Authority Control Period, notice shall be given of a special meeting of the Members of the Association at which all of the members of the Board appointed by the Authority shall resign, and the Class A Members, including the Authority if the Authority owns one or more Lots, shall thereupon elect successor members of the Board as provided in the Articles.

Section 3.3. Place of Meetings. Meetings of the Members shall be held at the principal office of the Association or at such other suitable place as may be designated by the Board.

Section 3.4. Notice of Meetings. The Secretary shall cause notice to be sent to each Member at least fourteen (14) days in advance of any annual or regularly scheduled meeting, and at least seven (7) days in advance of any other meeting, stating the time, place, and purposes of such meeting. Notwithstanding the foregoing, notice of any meeting at which there shall be voted upon any amendment to the Articles of Incorporation, a plan of merger, a proposed sale of assets pursuant to Section 13.1-900 of the Virginia Code or the dissolution of the Association

shall be given as required by Section 13.1-842 of the Virginia Code.

Section 3.5. Adjournment of Meetings. If at any meeting of the Members a quorum is not present, Owners holding a majority of the votes who are present at such meeting in person or by proxy may adjourn the meeting to a later date, time, or place. Notice need not be given of the new date, time, or place if the new date, time, or place is announced at the meeting before adjournment.

Section 3.6. Voting. Voting at all meetings of the Association shall be on the basis set forth in these Bylaws. Where the ownership of a Lot is in more than one person, the person who shall be entitled to cast the vote appurtenant to such Lot shall be the person (who may be the agent of the Owners) named in a certificate executed by all of the Owners of such Lot and filed with the Secretary of the Association or, in the absence of such person from the meeting, the person entitled to cast the vote appurtenant to such Lot shall be the person owning such Lot who is present, unless otherwise provided in the certificate. If more than one person owning such Lot is present, then such vote shall be cast only in accordance with their unanimous agreement. Such certificate shall be valid until revoked by a subsequent certificate similarly executed. Wherever the approval or disapproval of an Owner is required by the Declaration, the Articles or these Bylaws, such approval or disapproval shall be made only by the person who would be entitled to cast the vote of such Lot at any meeting of the Association. Except where a greater number is required by law, the Declaration, the Articles or these Bylaws, the Class B Member (so long as the Class B membership exists) and Owners holding more than one-half of the aggregate Class A membership votes present in person or by proxy at a duly convened meeting at which a quorum is present are required to adopt decisions at any meeting of the Association. If the Authority owns or holds title to one or more Lots, the Authority shall have the right at any meeting of the Association to cast the Class A membership votes to which it is entitled as the owner of such Lot(s). The Authority shall also have the right to cast the Class B membership vote so long as the Class B membership has not terminated. The Authority, as a Member of the Association, shall not be required to disqualify itself in any vote which may come before the Association upon any management contract or other agreement, lease or matter between the Authority or any individual, partnership or corporation having an identity of interest with the Authority and the Association.

Section 3.7. Proxies. A vote may be cast in person or by proxy. Proxies shall be duly executed in writing by one with authority to execute deeds pursuant to the requirements of Section 13.1-847 of the Virginia Code and must be filed with the Secretary before the appointed time of the meeting. Such proxy shall be deemed revoked only upon actual receipt of notice of revocation by the person presiding over the meeting from any of the persons owning such Lot. Except with respect to proxies in favor of a Mortgagee (hereinafter defined), no proxy shall in any event be valid for a period in excess of eleven months after the execution thereof and, in any event, any proxy shall terminate automatically upon the adjournment of the first meeting held on or after the date of the proxy.

Section 3.8. Alternative Voting Procedures. Notwithstanding any other provision of these Bylaws, to the extent permitted by the laws of Virginia, any vote to be taken of the Members upon a stated proposal or for the election of directors may be taken by mail or electronically by e-mail or similar means, and the number of votes necessary for passage of the

proposal or election as a director shall be the same as if the vote were taken at a meeting.

Section 3.9. Quorum. Except as otherwise provided in these Bylaws, the presence in person or by proxy of the Class B Member (so long as the Class B membership exists) and Owners holding forty percent (40%) of the aggregate Class A membership votes shall constitute a quorum at all meetings of the Members of the Association.

Section 3.10. Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted and a record of all other transactions occurring at the meeting.

ARTICLE IV BOARD OF DIRECTORS

Section 4.1. Number and Election. The affairs of the Association shall be managed under the direction of its Board. During the Authority Control Period, the Board shall consist of at least five (5) directors but not more than nine (9) directors, none of whom need be Members. The number of directors during the Authority Control Period is determined at the sole discretion of the Authority. During the Authority Control Period, the Authority shall have the right to appoint or remove any member or members of the Board. At the special meeting of the Association to be held after the expiration of the Authority Control Period, as provided in the Articles, the directors appointed by the Authority shall resign and the Class A Members (including the Authority if it owns one or more Lots) shall elect five (5) members of the Board. The method of nominating and electing such directors at the special meeting and at subsequent annual meetings shall be by oral ballot of the Members unless any Member requests a written ballot, in which event, elections shall be by written ballot. Votes may be cast by proxy as set forth in these Bylaws. The term for which each director is to be elected shall be as provided in the Articles. The removal of directors and the filling of vacancies in the Board after the expiration of the Authority Control Period shall also be as provided in the Articles.

Section 4.2. Powers and Duties. The Board shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are by applicable law, the Declaration, the Articles or by these Bylaws required to be exercised and done by the Association. The Board shall have the power from time to time to adopt any rules and regulations deemed necessary for the benefit and enjoyment of the Common Areas and, to the extent provided in the Declaration, the Property; provided however, such rules and regulations shall not be in conflict with the Declaration, the Articles or these Bylaws. The Board may from time to time elect to have the Association treated as a "homeowner's association" within the meaning of Section 528 of the Internal Revenue Code of 1986, as amended. In addition to the duties imposed by these Bylaws or by any resolution of the Association that may hereafter be adopted, the Board on behalf of the Association shall have the power and duty to:

(a) Prepare an annual budget in which there shall be established the annual assessments of each Owner.

(b) Make annual assessments and, to the extent permitted by the Declaration, special assessments against Owners to defray the costs and expenses of the operation of the Association and the Common Areas, and the services provided by the Association, establish the means and methods of collecting such assessments from the Owners and establish the period of the installment payments of the assessments. Unless otherwise determined by the Board and except as set forth in the Declaration, the regular assessment against each Lot shall be payable in equal monthly installments, each such installment to be due and payable in advance on the first day of each month of each year.

(c) Provide for the operation, care, upkeep, maintenance and servicing of the Common Areas.

(d) Designate, hire and dismiss the personnel necessary for the operation, care, upkeep, maintenance and servicing of the Common Areas and such other areas of responsibility of the Association and, where appropriate, provide for the compensation of such personnel and for the purchase of equipment, supplies and material to be used by such personnel in the performance of their duties.

(e) Collect the assessments against the Owners, deposit the proceeds thereof in bank depositories designated by the Board or prudently invest the same (for which purpose the Board may retain an investment adviser) to the extent such proceeds are not immediately required, and use the proceeds to carry out the administration of the Association.

(f) Enact and amend rules and regulations from time to time for the use of the Common Areas and the Property, and establish fees for the use of Common Areas; provided, however, that no such rules and regulations so adopted shall be in conflict with the Declaration, the Articles or these Bylaws; and provided further that no such rules and regulations shall bind or be construed so as to impair in any manner the lien of any mortgage or deed of trust with respect to any Lot or Common Areas.

(g) Open bank accounts on behalf of the Association and designate the signatories thereon.

(h) Make, or contract for the making of, repairs, additions and improvements to or alterations of the Common Areas, in accordance with the Declaration.

(i) Enforce by legal means the provisions of the Declaration, the Articles, these Bylaws and the rules and regulations promulgated pursuant thereto.

(j) Obtain and carry insurance as provided in the Declaration and in Article IX of these Bylaws.

(k) Pay the cost of all authorized services rendered to the Association and not billed to Owners or otherwise provided for.

(l) Keep books with detailed accounts of the receipts and expenditures affecting the Association and the administration of the Common Areas, specifying the expenses of maintenance and repair of the Common Areas, and any other expenses incurred. All books and records shall be kept in accordance with generally accepted accounting principles consistently applied (but may be on the cash method of accounting).

(m) Acquire, hold and dispose of Lots, Common Areas, and other property of whatsoever nature.

(n) Enter into land contracts, leases and maintenance agreements.

(o) Do such other things and acts not inconsistent with the Declaration, the Articles or these Bylaws that the Board may be authorized to do under applicable law or by a resolution of the Association.

(p) Subject to Section 10.4 of these Bylaws, grant permits, licenses and easements under, through and over the Lots and the Common Areas, for drainage, utilities, roads and access and other purposes which are reasonably necessary to the ongoing development and operation of the Property.

(q) When it is authorized to do so as set forth in the Declaration, appoint members of the DAB.

(r) Borrow money on behalf of the Association and lien, pledge and/or mortgage the assets of the Association when such borrowing is deemed to be in the best interests of the Association.

Section 4.3. Managing Agent.

(a) Employment of Management Agent. The Board may employ for the Association a "Managing Agent" at compensation to be established by the Board. The Authority or an affiliate of the Authority may be employed as Managing Agent. Any agreement with a Managing Agent must permit termination by either party without cause and without termination fee upon no more than 90 days written notice.

(b) Duties. The Managing Agent shall perform such duties and services as the Board shall authorize, which may include but are not limited to the duties listed in Section 4.2(a), (c), (d), (e), (h), (i), (j), (k) and (l) of these Bylaws. The Board may delegate to the Managing Agent all of the powers granted to the Board by these Bylaws other than the powers set forth in Section 4.2(b), (f), (g), (m), (n), (o) (p), (q) and (r) of these Bylaws.

(c) Standards. The Board may impose appropriate standards of performance upon the Managing Agent.

(d) Liaison. The Board may designate one of its members as liaison officer who

shall be authorized to instruct and deal with the Managing Agent on any matter.

Section 4.4. Annual Meeting. The annual meeting of the Board shall be held no later than thirty (30) days following the annual meeting of the Members of the Association. No notice shall be necessary to the newly elected members of the Board in order legally to constitute such meeting, provided a quorum of the Board shall be present.

Section 4.5. Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the directors. Notice of regular meetings of the Board shall be given to each director, by mail, hand delivery or any other means authorized under the Virginia Code, at least three business days before the day named for such meeting.

Section 4.6. Special Meetings. Special meetings of the Board may be called by the President on one business day's notice to each director, given by mail, hand delivery, or any other means authorized under the Virginia Code, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like manner and with like notice on the written request of at least two directors.

Section 4.7. Waiver of Notice. Any director may at any time, in writing signed by such director, waive notice of any meeting of the Board, and such waiver shall be deemed equivalent to the giving of such notice. Except in the circumstances described in Section 13.1-867B of the Virginia Code, attendance by a director at any meeting of the Board shall constitute a waiver of notice by him of the time, place and purpose of such meeting. If all directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 4.8. Quorum of Board. At all meetings of the Board a majority of the directors shall constitute a quorum for the transaction of business, and the vote of a majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board. If at any meeting of the Board there shall be less than a quorum present, those present may adjourn the meeting from time to time. At any such adjourned meeting at which a quorum is present, any business that might have been transacted at the meeting originally called may be transacted without further notice.

Section 4.9. Compensation. No director shall receive any compensation from the Association for acting as such; however, the Board may in its discretion reimburse any director for actual expenses incurred.

Section 4.10. Conduct of Meetings. The President shall preside over all meetings of the Board, and the Secretary shall keep a minute book of the Board recording therein all resolutions adopted by the Board and a record of all transactions and proceedings occurring at such meetings.

Section 4.11. Action Without Meeting. Any action by the Board required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Board shall

individually or collectively consent in writing to such action. Any such written consent shall be filed with the minutes of the proceedings of the Board.

Section 4.12. Meetings by Telephone Conference, Video Conference or Similar Electronic Means. The Board may meet by means of a telephone conference, video-conference or similar communication equipment by means of which all persons participating in the meeting can hear each other and participation by such means shall constitute presence in person at such meeting. Such meetings may be called by the President or by a majority of the directors and at least two (2) of the directors shall be physically present at the meeting place specified in the notice.

ARTICLE V COMMITTEES

Section 5.1. Committees. The Board may create one or more committees and may appoint members of the Board, officers of the Association or Members to such committees. Committees shall perform such tasks and serve for such periods as may be designated by resolution adopted by the Board. Each committee shall operate in accordance with the terms of the resolution of the Board designating such committee or with rules adopted by the Board. The provisions of these Bylaws that govern meetings, action without meetings, notice and waiver of notice, quorum and voting requirements of the Board shall apply to committees as well.

ARTICLE VI DESIGN ASSISTANCE AND BUILD COMMITTEE

Section 6.1. Design Assistance and Build Committee. There shall be a Design Assistance and Build Committee of the Association as provided in the Declaration. The number of members, the method of their appointment or election and their duties and powers shall be as set forth in the Declaration. The provisions of these Bylaws governing meetings, action without a meeting, notice and waiver of notice and quorum and voting of the Board shall apply to the Design Assistance and Build Committee as well.

ARTICLE VII OFFICERS

Section 7.1. Designation. The principal officers of the Association shall be the President, the Vice President, the Secretary and the Treasurer, all of whom shall be elected by the Board. The Board may appoint an assistant treasurer, an assistant secretary, and such other officers as in its judgment may be desirable. The President shall be a member of the Board. Any other officers may, but need not, be members of the Board. Except during the Authority Control Period, officers other than the Secretary and the Treasurer must be Members of the Association.

Section 7.2. Election of Officers. The officers of the Association shall be elected annually by the Board at the annual meeting of the Board and shall hold office (unless sooner removed) until the next annual meeting of the Board or until their replacements are elected.

Section 7.3. Removal of Officers. Any officer may be removed, either with or without cause, and a successor may be elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

Section 7.4. President. The President shall be the chief executive officer of the Association, preside at all meetings of the Association and of the Board, and have all of the general powers and duties which are incident to the office of president of a corporation organized under the Virginia Nonstock Corporation Act.

Section 7.5. Vice President. The Vice President shall take the place of the President and perform the duties of the President whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board shall appoint some other member of the Board to act in the place of the President, on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him or her by the Board or by the President.

Section 7.6. Secretary. The Secretary shall keep the minutes of all meetings of the Association and of the Board; have charge of such books and papers as the Board may direct; maintain a register setting forth the place to which all notices to Owners and Mortgagees requesting notices shall be delivered; upon request by a conveying Owner, deliver statements of all unpaid assessments applicable to the Lot to be conveyed; execute notices of delinquent assessments in accordance with the Declaration; execute notices of and releases of the lien for delinquent assessments as described in the Declaration and, in general, perform all the duties incident to the office of secretary of a corporation organized under the Virginia Nonstock Corporation Act.

Section 7.7. Treasurer. The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data, and be responsible for the deposit of all monies and other valuables in the name of the Board, the Association or the Managing Agent, in such depositories as may from time to time be designated by the Board; and, in general, perform all the duties incident to the office of treasurer of a corporation organized under the Virginia Nonstock Corporation Act.

Section 7.8. Compensation of Officers. The Board may in its discretion reimburse any officer for actual expenses incurred.

ARTICLE VIII OPERATION OF THE PROPERTY

Section 8.1. Fiscal Year. The fiscal year of the Association shall be the calendar year unless otherwise determined by the Board.

Section 8.2. Adoption of Budget and Establishment of Assessments. The Board shall adopt a budget (which shall include any proposed capital expenditures) for each fiscal year as set forth in the Declaration and shall establish the amount of the annual assessment for every Member

subject thereto. The Board shall send written notice of each annual budget and assessment amount to every Member at least 15 days in advance of adopting the same. In adopting a budget, the Board shall provide for a reserve fund including a reserve for the deductible on physical damage insurance policies. The failure or delay of the Board to prepare or adopt a budget for any fiscal year after the initial budget is adopted shall not constitute a waiver or release in any manner of an Owner's obligation to pay his assessment as herein provided whenever the same shall be determined and, in the absence of any annual budget or adjusted budget, each Owner liable therefor shall continue to pay each periodic installment at the rate established for the previous fiscal year until notice of the periodic payment which is due more than ten days after such new annual or adjusted budget shall have been delivered.

Section 8.3. Payment of Assessments. Each Owner liable therefor shall pay the assessments established by the Declaration and these Bylaws. No Owner shall be liable for the payment of any part of the assessment against his Lot due subsequent to the date of recordation of a conveyance by him in fee of such Lot to a successor Owner (except a conveyance as security for the performance of an obligation). Each Owner waives the benefit of the homestead exemption as to any assessments levied against either the Lot or the Owner. Each such assessment, together with the interest at the highest lawful rate, late charges as established by the Board, and costs of collection (including, but not limited to attorneys' fees) shall also be the personal obligation of the Owner at the time the assessment fell due.

Section 8.4. Collection of Assessments. The Board, or the Managing Agent at the request of the Board, may take action to collect any assessments due from any Owner. Each defaulting Owner shall also pay all costs of collection, including without limitation attorneys' fees, incurred in the collection of any unpaid assessment and shall also pay any expense incurred as a result of a check being returned to the Association without payment. Any installment of an annual assessment or a special assessment not paid on or before the due date shall be delinquent in which case the Board may exercise any remedies available to the Association at law, under these Bylaws and/or the Declaration. In addition, if such installment is not paid within thirty (30) days of its due date, the Board shall have the right upon notice to the Owner to accelerate all remaining installments of such annual assessment or special assessments owed and declare the entire balance of any annual assessment or special assessment due and payable in full as of the thirty-first (31st) day following the date such installments become due.

Section 8.5. Statement of Assessments and Access to Records. In addition to complying with the requirements of Section 8.6 of these Bylaws, the Board shall promptly provide any Owner, contract purchaser or Mortgagee so requesting the same in writing with a written statement of the amount of the general and any special assessment levied against a Lot and all unpaid assessments due from such Owner. The Association shall keep detailed records of its operation and administration and make the same available for inspection as provided in Section 55-510 of the Virginia Code. The Association may impose and collect a charge, reflecting the actual cost of materials and labor, before providing copies of any books and records to a Member.

Section 8.6 Disclosure Packets. In addition to providing a statement of assessments and making the Association's records available as provided in Section 8.5 of these Bylaws, the

Association shall provide to the Owner of a Lot who has contracted to sell the same, within 14 days of the actual receipt by the Association of a written request thereof, a disclosure packet containing all of the documents and other information required under Section 55-509 of the Virginia Code. The Association may charge a fee for the inspection of the property, the preparation and issuance of each disclosure packet, not to exceed the maximum amount allowed under Section 55-509 of the Virginia Code, and for such other services as are set forth in such Code Section.

Section 8.7. Maintenance, Repair, Replacement and Other Expenses. The Association shall be responsible for such maintenance, repair and replacement of the Common Areas as is set forth in the Declaration. Unless otherwise determined by the Board, all repairs and replacements shall be substantially similar to the original construction and installation and shall be of good quality. The method of approving payment vouchers for repairs and replacements performed by the Association shall be determined by the Board.

ARTICLE IX INSURANCE

Section 9.1. General Requirements.

(a) Purchase of Insurance. All insurance policies relating to Common Areas shall be purchased by the Association. Neither the Board nor the Managing Agent nor the Authority shall be liable for failure to obtain any coverage required by the Declaration, by this Article IX or for any loss or damage resulting from such failure if such failure is due to the unavailability of such coverages from reputable insurance companies, or if such coverage is available only at unreasonable cost.

(b) Required Provisions in Policies. Each insurance policy for the Common Areas shall provide that:

(i) The insurer waives any right to claim (A) by way of subrogation against the Authority, the Association, the Board, the Managing Agent or the Owners, and their respective lessees, and (B) invalidity arising from acts of the insured.

(ii) The insurer may not cancel, refuse to renew, or substantially modify the policy until thirty (30) days after written notice of the proposed cancellation, non-renewal or modification has been mailed to the Association and the Managing Agent, and in the case of physical damage and fidelity insurance, to all Owners and Mortgagees and mortgage loan servicers.

(c) The Authority. The Authority, so long as the Authority shall own any Lot, shall benefit from all such policies in the same manner as other Owners, in addition to any other capacity specified herein.

(d) Insurance Companies. All policies of insurance shall be written by reputable companies licensed to do business in the Commonwealth of Virginia and, in the case of the physical damage insurance, holding a rating of B/III or better by Best's Insurance Reports.

Section 9.2. Physical Damage Insurance.

(a) All Risk Coverage. The Association shall obtain and maintain a policy of insurance against fire and such other hazards within the meaning of "all risk" insuring the improvements to the Common Areas (including fixtures and building service equipment and personal property), naming the Association as insured for the use and benefit of all Owners in an amount equal to not less than 90% of the then current replacement cost of the improvements to the Common Areas (exclusive of land, excavations, foundations and other items usually excluded from such coverage), such amount to be re-determined annually by the Board with the assistance of the insurance company affording such coverage. Any deductible shall not exceed the lesser of \$10,000 or 1% of the amount of coverage and such deductible shall be considered in establishing the level of reserves.

(b) Required Provisions. Such policy shall also provide (unless otherwise provided):

(i) A waiver of any right of the insurer to repair, rebuild or replace any damage or destruction, if a decision is made not to do so.

(ii) The following endorsements (or equivalent) if applicable and available: (A) "contingent liability from operation of building laws", "demolition cost" and "increased cost of construction", (B) "agreed amount" or its equivalent and "inflation guard," and (C) "steam boiler and machinery coverage" within minimum liability per accident of not less than the lesser of the insurable value of the building housing the boiler or machinery or \$2,000,000.

(iii) That any "no other insurance" clause expressly excludes individual Owners' policies from its operation so that the physical damage policy purchased by the Board shall be deemed primary coverage and any individual Owners' policies shall be deemed excess coverage, and in no event shall the insurance coverage obtained and maintained by the Board hereunder provide for or be brought into contribution with insurance purchased by individual Owners or their Mortgagees, unless otherwise required by law.

(c) Delivery of Policies to Mortgagees. A duplicate original of the policy of physical damage insurance, all renewals thereof, and any subpolicies or certificates and endorsements issued thereunder together with proof of payment of premiums shall be delivered by the insurer at least ten days prior to the expiration of the then current policy to any Mortgagee requesting the same.

(d) Prohibited Provisions. The Association shall not obtain a policy where (i) under the terms of the carrier's charter, bylaws or policy, contributions or assessments may be made against any Owner or Mortgagee or mortgage loan servicer or become a lien on the Property; or (ii) by the terms of the carrier's charter, bylaws or policy, loss payments are contingent upon action by the carrier's board of directors, policyholders or members; or (iii) the policy includes any limiting clauses (other than insurance conditions) which could prevent the Association from collecting

insurance proceeds.

Section 9.3. Liability Insurance. The Association shall obtain and maintain comprehensive general public liability and property damage insurance in such limits as the Board may from time to time determine (but not less than \$1,000,000 for bodily injury or property damage), insuring the Association, each member of the Board, the Managing Agent, each Owner and the Authority against any liability to the public or to the Owners (and their invitees, agents and employees) arising out of, or incident to the ownership and/or use of the Common Areas and other areas (if any) under the supervision of the Association including, to the extent applicable and available: host liquor liability, elevator collision liability, comprehensive automobile liability, contractual liability, garage keeper's liability and bailee's liability. Such insurance shall be issued on a comprehensive liability basis and shall contain a "severability of interest" endorsement that shall preclude the insurer from denying liability because of negligent acts of the Association or of another Owner. The Board shall review such limits once each year. "Umbrella" liability insurance in excess of the primary limits may also be obtained.

Section 9.4. Other Insurance. The Association shall obtain and maintain:

(a) A blanket fidelity bond or employee dishonesty insurance policy insuring the Association against losses resulting from theft or dishonesty committed by the officers, directors, or persons employed by the Association, or committed by any Managing Agent or employees of the Managing Agent. Such bond or insurance policy shall provide coverage in an amount equal to the lesser of \$1 million or the amount of the reserve balances of the Association plus one-fourth of the aggregate annual assessment income of the Association. The minimum coverage amount shall be \$10,000. The Board or Managing Agent may obtain such bond or insurance on behalf of the Association;

(b) Workers' compensation and employer's liability insurance if and to the extent necessary to meet the requirements of law and which, if carried, shall name the Managing Agent as an additional insured; and

(c) Such other insurance as the Board may determine or as may be requested from time to time by Owners of a majority of the Lots.

Section 9.5. Separate Insurance by Owners. Each Owner shall have the right and responsibility, at his own expense, to obtain insurance for his own Lot and improvements thereon and for his own benefit; provided, however, that no Owner shall be entitled to exercise his right to obtain such insurance coverage so as to decrease the amount which the Association, on behalf of all Owners, may realize under any insurance policy maintained by the Association or to cause any insurance coverage maintained by the Association to be brought into contribution with insurance coverage obtained by an Owner. Each Owner shall obtain liability insurance with respect to his Lot in the amount of at least \$100,000. All such policies shall contain waivers of subrogation as against the Association and its Board, the Authority and the Managing Agent, and their respective agents and employees. No Owner shall obtain separate insurance policies in conflict with this Section 9.5.

Section 9.6. Board as Agent. The Board is hereby irrevocably appointed the agent and attorney-in-fact (coupled with an interest) for each Owner, each Mortgagee, other named insureds and their beneficiaries and any other holder of a lien or other interest in the Property to adjust and settle all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims and to pursue and settle all claims arising out of the taking by way of eminent domain of any of the Common Areas.

ARTICLE X MORTGAGES

Section 10.1. Notice to Board. An Owner who acquires a Lot shall promptly notify the Board of his name and address. Any holder or beneficiary of a mortgage or deed of trust on a Lot (a "Mortgagee") may give written notice to the Association of its name and address and the address of the Lot to which its mortgage applies.

Section 10.2. Notice of Default, Casualty or Condemnation. Upon request, the Association shall give notice to any Mortgagee of a default in paying an assessment or any other default with respect to that Mortgagee's Lot which has not been cured within 60 days of the date such assessment became due or the date the Association notified such Owner of the default, respectively.

Section 10.3. Other Rights of Mortgagees. Upon request, any Mortgagee shall be entitled to receive written notice of meetings of the Association, and all Mortgagees or their designees shall be entitled to attend meetings of the Association and shall have the right of a member to speak at such meetings. All Mortgagees shall have the right of a member to examine the books and records of the Association.

Section 10.4. Payment of Charges. First Mortgagees of Lots may:

- (a) jointly or singly pay taxes or other charges that are in default and that may have become charges against the Common Areas; and
- (b) pay overdue premiums on hazard insurance policies or secure new hazard insurance coverage for the Common Areas in case of lapse of a policy.

First Mortgagees making payments authorized in this Section 10.5 are due immediate reimbursement from the Association, and upon request by a First Mortgagee the Association shall execute an agreement reflecting the foregoing in favor of all first Mortgagees of Lots.

ARTICLE XI MISCELLANEOUS

Section 11.1. Notices. Except as otherwise provided in Section 3.4 hereof, notices, demands, requests, statements or other communications under these Bylaws shall be in writing and shall be either delivered in person or sent by U.S. first class mail, postage prepaid, (i) if to an

Owner, at the address which the Owner shall designate in writing and file with the Secretary or, if no such address is designated, at the address of the Lot of such Owner, or (ii) if to the Association, c/o Heather Thomas, 4313 Slate Creek Road, Grundy, VA 24614 or at such other address as shall be designated by notice in writing to the Owners pursuant to this Section, or (iii) if to a Mortgagee, to the address provided by the Owner or to such other address as the Mortgagee may specify by written notice to the Association. In addition, notices may be communicated in any other manner permitted by law and agreed to in writing by the party to whom such notice is sent. All such notices, demands, requests, statements or other communications shall be deemed to have been given upon the earlier of (i) delivery at the appropriate address above, whether in person, by express courier or by mail or (ii) three days after the postmark date of mailing. Rejection or other refusal to accept shall not invalidate the effectiveness of any notice, demand, request, statement or other communication.

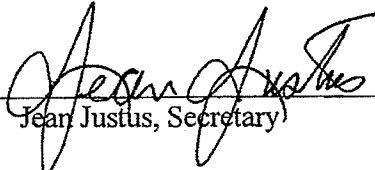
Section 11.2. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these Bylaws or the intent of any provision thereof.

Section 11.3. Gender, Etc. The use of the masculine gender in these Bylaws shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include the plural, and vice versa, whenever the context so requires.

Section 11.4. Construction. These Bylaws are intended to comply with applicable laws and shall be so interpreted and applied. In the event of conflict between the Declaration or the Articles and these Bylaws, the Declaration or Articles shall control.

Section 11.5. Amendments. These Bylaws may be amended (i) by the Board during the Authority Control Period and (ii) thereafter by a vote of at least two-thirds (2/3) of the Class A votes entitled to be cast by Members present at a duly convened meeting at which a quorum is present. For purposes of this Section 11.5, the presence in person or by proxy of Members entitled to cast 50% of the aggregate Class A membership votes shall constitute a quorum; however, to the extent any such amendment would be inconsistent with the Declaration, such amendment shall be adopted in the same fashion as an amendment to the Declaration.

Adopted as of: September 27, 2010.



Jean Justus, Secretary (SEAL)