

# MEMORANDUM

WHETSTONE HOMEOWNER'S ASSOCIATION  
AUGUST 18, 2010

## ACTION IN LIEU OF MEETING

The membership of Whetstone Homeowner's Association hereby grants to Mark & Gaye Keller, owners of Lot 3, permission to construct, install, use, maintain, manage, operate, alter, harvest, and/or cause to occur the following within the limits of Whetstone subdivision as described and limited below. Mark & Gaye Keller or their successors and assigns in title to property within Whetstone subdivision shall be responsible for adequate maintenance of the facilities they may cause to be constructed or installed within the common areas of the subdivision, as well as repair of any damages caused to common property by construction or activity related to these permissions. Failure to do so will result in withdrawal of the permission for the specific improvement and/or activity and Mark & Gaye Keller or their successors and assigns in title to property within Whetstone subdivision shall be responsible for the removal of the unkempt improvements and/or shall cease activities associated with same.

### **Activities in Common Areas:**

- Improving roads for use by all.
- Construction of a perimeter fence for the subdivision.
- Construction of trails for use by all.
- Construction of bridges for use by all.
- Construction of docks and boathouses according to an adopted plan for use by all.
- Construction of structures of various sorts indicative of rural retreats and camps according to an adopted plan for use by all.
- Construction of a shooting range according to an adopted plan for use by all.
- Creation of a "barn complex" according to an adopted plan for private and common use.
- Construction of farm-type buildings in the barn complex according to an adopted plan for private and common use.
- Operation of a non-retail business such as a landscape company or boulder sales from the barn complex.
- Storage of vehicles and equipment in barn complex according to an adopted plan.
- Creation or formalization of gravel parking areas for use by all.
- Controlled burning in accordance with local code and accepted safety procedures.
- Establishment of wildlife habitat areas.
- Hunting wildlife and establishing blinds to hunt from.
- Installation of water and electrical service.
- Installation of landscaping.
- Setting off of fireworks on the beach or the lake during celebrations and holidays.
- Band performances.
- Bonfires.
- Private parties.
- Clearing, grubbing and grading associated with all of the above items.

### **Lake-Specific Activities (Common and Lot Areas):**

- Sole management of the fish population.
- Unlimited personal use of lake water.
- Fishing in the lake and ponds and installation of fish structure within the lake or ponds.
- Scuba diving in the lake and installation of scuba-related features within the lake.
- Installation of lake and pond aerations system(s).
- Installation of geothermal apparatus in lake.
- Installation of a zip line.
- Installation of a water slide.

### **Activities on Lot 3:**

- All pruning, thinning, clearing, grubbing, and grading.
- Installation of all utilities necessary to the use of the lot and its improvements.
- Construction of driveway improvements.

Construction of fencing and installation of a controlled-access gate.  
Construction of a primary residence and all desired out-buildings.  
Construction of a dock and boathouse for private use.  
Installation of any landscaping.  
Installation of wind turbines or solar panels for energy generation.  
Home occupation Class A or B as defined by Louisa County (pending proper zoning and permits).  
Operation of a Bed & Breakfast (pending proper zoning and permits).