

**DESCRIPTION OF
STAGEBRIDGE COMMUNITY PLAN**

- JANUARY 2006 -

This summary gives a descriptive overview of the 19-page Community Plan of the Stagebridge Community, on Stagebridge Road, in Nelson County, Virginia. It is intended as an overview for the prospective lot owner, but all definitions and discussions of the Community Plan rest in that document itself. Any conflict in terms or conditions between this description and the Community Plan shall be resolved in favor of the Community Plan.

Stagebridge is an environmentally friendly, low-density community. Located in the rural foothills of the Blue Ridge Mountains, it is a serene setting. The large size of the lots, the heavily wooded nature of the topography, and the vistas afforded by the hills appeal to individuals who value privacy, yet wish to live in a small community of like-minded homeowners who will share in maintenance of amenities such as the road, path and park.

The Stagebridge Community Plan derives from our heritage. The 18th century pioneers who settled in these Blue Ridge Mountains used the natural material of the many trees for shelter and fencing. Streams provided the settlers with water and supported a population of abundant and varied wildlife. The Stagebridge concept fosters reliance on natural materials.

Today it is possible to live at Stagebridge and enjoy sylvan tranquility. The Stagebridge Community Plan provides for a shared vision of modern life. The Plan suggests goals and norms that will allow individual privacy and community enjoyment of the forest setting. A democratic process for each member to plan and develop a portion of the community is discussed. By agreeing to the Plan on joining the community, each community member contributes to the stability of a lifestyle and the enhancement of value at Stagebridge.

Suggested Development Guidelines. The guidelines recommended by the community encourage low impact environmental development, and facilitate visual screening of each home site. For each lot, a designated home site(s) is suggested. The home site provides privacy and optimizes the view opportunity. The guidelines articulate such practical considerations as shielded driveway access, well and septic locations, and road and adjacent lot buffering. Alternate home sites that maintain or enhance these values will be acceptable.

Home Siting and Landscaping. Stagebridge is a community where common assets are shared. House sites and view-shed considerations should take into account the value of solitude for the benefit of the individual homeowner and the community. By following this guideline, it is less likely that any home could be seen directly from either the county road (Stagebridge Road – Rt. 623), the community road (Stagebridge Trail), or from any other house within Stagebridge. Guidelines set by the Stagebridge Community Plan and interpreted by the Community Board (SCB) will ensure that the homes reflect value and are designed to exploit the individual and unique characteristics of each lot. Limited clearing for the home and septic site is suggested. The recommended house sites are arranged to minimize both the view from the community private road and from each other. Distant views from each site can be opened up to provide spectacular mountain vistas while protecting the seclusion of each home. The mature hardwood trees enable the siting of homes to benefit from summer shade while providing nearby attractive visual elements year-round. This strategy encourages and protects forest animals, birds and native ground cover. The driveway planned for

each site allows for a gentle “park-like” entrance, visually offset from the home, to contribute to the privacy and tranquility.

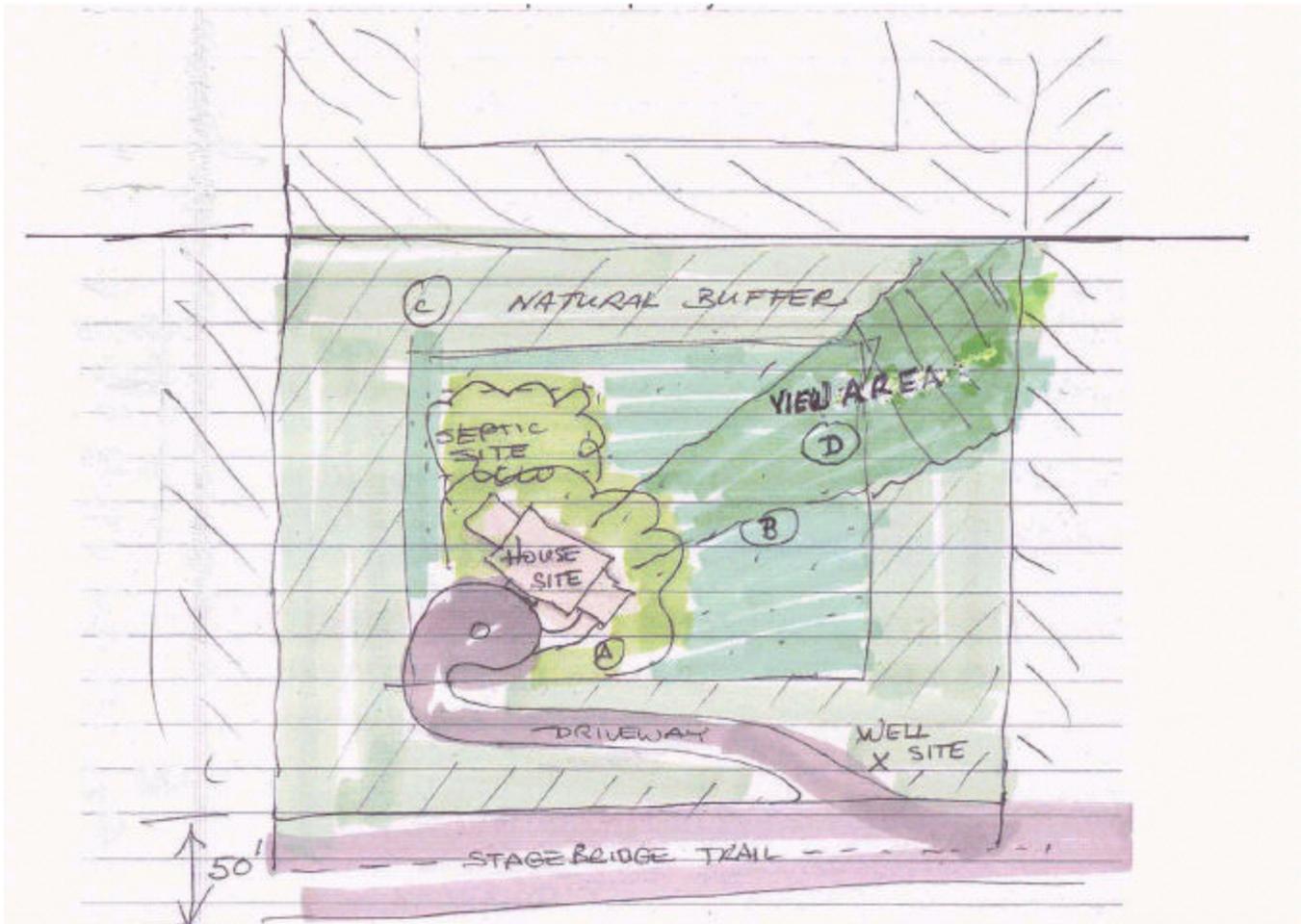


EXHIBIT #1

Typical Plan with Landscape Areas Designated (for illustration only)

A typical home site plan is seen in Exhibit #1. The plan provides for three areas of development:

- A. Cleared area, subject to Community Board review
- B. Limited clearing area, trees up to 4" in diameter may be removed; all other clearing is subject to Community Board review
- C. A natural buffer intended to provide home-site seclusion and a habitat for wildlife
- D. A view area for mountain scenery; any clearing is subject to Community Board review.

Natural buffer areas are areas where there is no clearing. They provide visual screening surrounding the home site. When conditions so dictate, with the permission of the Community, a homeowner may replant random natural landscape to reestablish or augment the buffer.

A variety of house styles and materials are acceptable. Since each house site is secluded and each is unique in topography and specimen tree opportunities, the Community Plan allows for custom site-specific home designs. The Plan encourages the use of traditional natural building materials such as wood, brick, stone and glass while it discourages vinyl or aluminum siding; and muted or

natural exterior colors are recommended. Homes are suggested to have a minimum size range of 2000 to 2500 square feet of conditioned living space, although in the case where circumstances dictate a smaller home size, this recommended square footage is potentially accommodated either through planned future construction of a secondary structure, serving as a guest-house, studio or non-commercial office, or through planned future expansion of the primary dwelling. Only one dwelling unit per lot is permitted, however.

Home design can reflect individual taste and take advantage of the features of Stagebridge. At Stagebridge the building sites are large and gently sloped. This allows larger “footprint” homes with much or all of the living space on one story. Where a basement is desired, the slope allows for windowed or walkout designs. Homes should be designed to take advantage of natural features such as sunlight, mountain and near views, slopes, specimen trees, rocks, ravines, and streams. It is recommended that lot purchasers and their designers or architects contact the Community Board for initial assistance before developing their home plans. The Community Board can assist in the selection of well-qualified architects, home designers, and builders who understand the Stagebridge concept.

We ask all purchasers to read the Community Plan, and to submit a completed home building questionnaire as part of the offering process.

Home Site Development. Within the first year of ownership owner(s) of a Lot are asked to seek review and approval of the building of a Single Family home, and related site development through a three stage process:

1. As part of the initial planning and prior to any permit application, clearing, landscaping or construction: review of the home site overall plan and schedule for construction, to include home location, any additional improvements planned, landscaping, and provision for Natural Buffer, and request for any view areas.
2. Prior to initiation of construction: review of the design plan, construction schedule and specifications of the home or improvement.
3. Inspection of the home or improvement, including landscaping, upon completion.

Lot owners are responsible for insuring that contractors and major subcontractors read the Description of the Community Plan and agree to abide by the Community Plan and policies.

It is important that the homeowner seek Community involvement prior to requesting permits or finalizing any contracts for activity on site.

The Community Board has a role in approving the construction sequence. To create and retain value the Community asks each lot owner to initially specify a construction sequence and duration. The Community encourages commencement of construction within five years and completion within one year of commencement. Extensions are allowed for valid reasons.

- The policy for Lot 1 through 8 is that construction should commence within five years.
- The policy on time window for building on Lots 9 through 12 is as follows: The owners agree that they intend to build an acceptable home on their lot, and will use due diligence in order to accomplish this intent.

By the end of the first year the owner will submit a schedule for home construction to the Community, and indicate milestone events and expected dates to accomplish construction and move in. The Community and lot owner will review and update this information annually. The owner is responsible for all assessments regardless of the status of home construction.

The extensive recreational path and park network is an integrating element. Stagebridge is blessed with streams and springs, which are blended into the path features, affording interaction with native wildlife and flora. The Stagebridge common area reflects a landscaping theme that encourages minimal clearing and use of native wood and rock for fencing and marking. The cleared areas needed for roadside drainage are planted in native trees and ground cover. The path is designed to run along lot boundaries, set back from any house site, yet affording a unique experience of the beauty of Nature.

The Community Plan encourages enjoyment of the sylvan beauty; at the same time it discourages visual elements at odds with the overall forested park setting. Activities inconsistent with the intrinsic natural character of Stagebridge are not encouraged. The Community Plan helps assure these principles are understood and maintained and provides a forum for the lot owners to decide on issues of common interest. These may include maintaining and improving the amenities or correcting an issue of nuisance. The Plan helps ensure long-term stability and protection of the environment and the live-ability of Stagebridge. The Community Plan is protective, ensuring that the value of the original investment in the community is preserved and improved for the future.

Assistance is available to aid the homeowner in development of the lot and home. The Community provides assistance when requested for the benefit of the owner. Each owner should be ready to respond to requests for assistance and to seek such help from the other owners. Many features of Stagebridge have already been provided by the developer to ease the transition into home ownership:

- Hard surface access road in place (Stagebridge Trail).
- Driveway and home site roughed in.
- Well in place (without pump, however).
- Septic field engineering report available, with test boring sites marked.
- Survey of each lot, with marked corners and borders.
- Digital topographic map of each lot.
- GPS data for lot.

Additional assistance, sources and vendor recommendations and other aid are available upon request.