

Donald F. Mayer
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Great Falls, Virginia 22066
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TO WHOM IT MAY CONCERN,

This letter and its enclosures address the organization and process by which the resident and non-resident owners of Carrwood Estates attend to community affairs.

We do not have a formal organization or association as such. Instead, we met and voted in 1989 to handle our affairs on an "as needed" basis. I was asked at that time to look after the needs. I request and/or receive help from other residents when required. For example, when our road needs repair or resurfacing, I consult with two or three other residents, map out a proposal, solicit bids, and submit a report and recommendation to all lot owners (including non-residents). If two-thirds vote yes either by response or acquiescence, we put out a call for funds and proceed with the project. Although it has never happened, if any owner protests or requests a meeting, we surely would have it. Our object is not to shut off any dissention, but only to expedite and simplify the process.

We have a snowplowing contract (funded by residents only) and call in the plow as needed. We expended community money for some of the stonework at our "bridge" (the project was handled and funding completed by the affected resident). We put out a call for money when it is needed and keep only a minimum balance in a bank account. Our treasurer submits a periodic report when there has been significant activity.

Also enclosed are other supporting papers. The 1978 Deed of Dedication and its 1979 Amendment spell out the only covenants and restrictions. We collect money and maintain our road based on the sentence therein: "The responsibility for the repair and maintenance of all streets in substantially the same condition as initially constructed shall be shared equally by the lot owners". Finally, my memo of March 28, 1997, addresses a legal review of our process. Judge McDonough found it entirely legal and adequate.

We believe that with the continued cooperation and support of all owners, we have found the best possible means to maintain the infrastructure, ambience, and beauty of our community.

Enclosures

88267

5050 PAGE 115

DEED OF DEDICATION AND DIVISION

THIS DEED OF DEDICATION AND DIVISION made this 16TH day of November, 1978, by GEORGE CARR DAVIS, and RITA BELL DAVIS, husband and wife, hereinafter known as Grantors;

WHEREAS, the Grantors are owners of a parcel of land located in Dranesville Magisterial District, Fairfax County, Virginia, more particularly described by metes and bounds in the description attached hereto as Appendix No. 1, and made a part hereof; and

WHEREAS, the Grantors desire to divide and dedicate the aforementioned land into lots and private streets, in accordance with a plat attached hereto and made a part hereof, said plat being prepared by Horace Jarrett, Certified Land Surveyor.

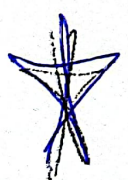
NOW, THEREFORE, THIS DEED WITNESSETH:

The Grantors do hereby divide the aforementioned land as shown by the plat attached hereto and incorporated herein by reference, said division to be designated as "Division of land of George Carr and Rita Bell Davis". The Grantors reserve the right to change the designation and name of the division (sub-division) as long as they, or either of them, owns a majority of the lots therein.

The Grantors hereby grant as perpetual easements, rights of way, and private streets, the 50 foot outlet easements shown on the aforesaid plat as Carrwood Road, Edmonston Drive, and Bell Drive, said easements being granted for the exclusive use of all lots shown on the aforesaid plat. The responsibility for the repair and maintenance of all streets in substantially the same condition as initially constructed shall be shared equally by the lot owners.

Grantors hereby certify that this division and dedication is

HANNAH GASK
8501. GEORGETOWN PIKE
MPS L E A N, VC 22102



1. Said lot shall be used for single family residential purposes only. Appurtenant structures may be erected that would conform to Fairfax County, Virginia ordinances applicable to their construction and use.

2. There will be no further subdivision of said lot without the written consent of three-fourths (3/4) of all the then-owners of all property which is part of said "Division of land of George Carr Davis and Rita Bell Davis", as show on the plat of J. Horace Jarrett and recorded as part of the Deed of Dedication. Each lot is to be considered as a single unit in determining the number of owners.

WITNESS the following signatures and seals:

George Carr Davis (SEAL)
George Carr Davis

Rita Bell Davis (SEAL)
Rita Bell Davis

STATE OF VIRGINIA

COUNTY OF FAIRFAX, to-wit:

I, MAUREEN E. FINNERTY, a Notary Public in and for the State and County aforesaid, whose commission as such will expire on the 5th day of APRIL, 1982, do hereby certify that this day personally appeared before me, in my County and State aforesaid, GEORGE CARR DAVIS and RITA BELL DAVIS, his wife, whose names are signed to the foregoing and hereunto annexed deed bearing date of the 29th day of JUNE, 1979, and acknowledged the same before me.

GIVEN under my hand this 29th day of JUNE, 1979.

Maureen E. Finnerty
Notary Public



My Commission expires: ~~My Commission Expires~~ April 5, 1982

AMENDMENT TO DEED OF DEDICATION AND DIVISION

THIS AMENDMENT TO DEED OF DEDICATION AND DIVISION made this 29TH day of JUNE, 1979, by GEORGE CARR/DAVIS and RITA BELL/DAVIS, husband and wife, hereinafter known as Grantors;

WHEREAS, the Grantors executed and had admitted to record a Deed of Dedication and Division of certain property, said deed dated the 16th day of November, 1978, and recorded in Deed Book 5050, page 115 of the land records of Fairfax County, Virginia; and

WHEREAS, the Grantors wish to eliminate from the property previously dedicated a small parcel along Route 603 shown on the attached plat as Outlot A-1, which affects only the property located along Route 603, that is still titled in the Grantors; and

WHEREAS, the Grantors wish to identify the location of a certain sanitary sewer easement and gas line easement, which is not shown on the original plat but is shown on the plat attached hereto; and

WHEREAS, the Grantors wish to subject all lots within said property to certain covenants and restrictions, which covenants and restrictions have been imposed upon all lots heretofore conveyed by the Grantors.

NOW, THEREFORE, THIS WITNESSETH:

The Grantors do hereby correct the division of property known and designated as "Division of land of George Carr and Rita Bell Davis"; to exclude from said division certain land shown on the attached plat as Outlot A-1. A metes and bounds description of the property subject to the dedication and division is attached hereto as Attachment No. 1.

All lots within said division presently owned by the Grantors are hereby made subject to the following covenants and restrictions, which are incorporated herein as covenants running with the land, and which the parties of the first part, or their heirs or assigns may enforce at their option by judicial action or otherwise, to-wit:

Return to:
Mr. Manning Casch
8501 Georgetown Pike
McLean, Virginia 22101

1. Said lot shall be used for single family residential purposes only. Appurtenant structures may be erected that would conform to Fairfax County, Virginia ordinances applicable to their construction and use.

2. There will be no further subdivision of said lot without the written consent of three-fourths (3/4) of all the then-owners of all property which is part of said "Division of land of George Carr Davis and Rita Bell Davis", as show on the plat of J. Horace Jarratt and recorded as part of the Deed of Dedication. Each lot is to be considered as a single unit in determining the number of owners.

WITNESS the following signatures and seals:

George Carr Davis (SEAL)
George Carr Davis

Rita Bell Davis (SEAL)
Rita Bell Davis

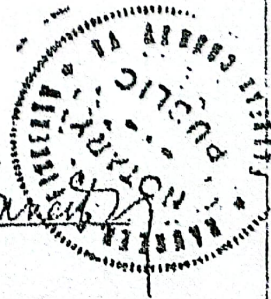
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Maureen E. Finnerty
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