



Property Owners of Shenandoah Farms, Inc.
6401 Howellsville Road
Front Royal VA 22630
540-837-2068
Shenandoahfarms@comcast.net
www.shenandoahfarms.org

9:00 am -- General
7:00 pm -- Executive

2024 Meeting Schedule

1-13-2024	9:00 am
1-25-2024	7:00 pm
2-10-2024	9:00 am
2-22-2024	7:00 pm
3-09-2024	9:00 am
3-21-2024	7:00 pm
4-13-2024	9:00 am
4-25-2024	7:00 pm
5-11-2024	9:00 am
5-23-2024	7:00 pm
6-08-2024	9:00 am
6-20-2024	7:00 pm
7-13-2024	9:00 am
7-25-2024	7:00 pm
8-10-2024	9:00 am
8-22-2024	7:00 pm
9-14-2024	9:00 am
9-26-2024	7:00 pm
10-12-2024	9:00 am
10-24-2024	7:00 pm
11-09-2024	9:00 am
11-21-2024	7:00 pm
12-14-2024	9:00 am
12-26-2024	7:00 pm

1:37 PM

02/22/24

Accrual Basis

Property Owners of Shenandoah Farms, Inc.
Balance Sheet
 As of February 22, 2024

Feb 22, 24**ASSETS****Current Assets****Checking/Savings**

First Bank Community Checking

5,397.73

United Bank NP Platinum Savings (Replacement Bank Account for SONA/PRIMIS Recreation Account due to SONA/PRIMIS closing

1,215.68

United Bank Non-Profit Checking (Replacement Bank Account for SONA/PRIMIS Checking Account due to SONA/PRIMIS closing i

35,895.19

Petty Cash (Cash on Hand)

78.12

Total Checking/Savings

42,586.72

Accounts Receivable

Accounts Receivable

4,561.07

Total Accounts Receivable

4,561.07

Other Current Assets

Undeposited Funds

1,375.00

Total Other Current Assets

1,375.00

Total Current Assets

48,522.79

Fixed Assets

Improvements

605,214.98

Equipment

9,480.37

Accumulated Depreciation

-431,297.25**Total Fixed Assets**183,398.10**TOTAL ASSETS**231,920.89**LIABILITIES & EQUITY****Equity**

Opening Bal Equity

1,000.00

Net Assets (Retained Earnings)

237,309.55

Net Income

-6,388.66**Total Equity**231,920.89**TOTAL LIABILITIES & EQUITY**231,920.89

Property Owners of Shenandoah Farms Information Packet

To Prospective Purchaser:

- The Lot you are considering purchasing is in the development known as Shenandoah Farms. Shenandoah Farms is a subdivision has been declared a Property Owners Association within the original Articles of Incorporation pertaining to the formation of this subdivision.
- Shenandoah Farms is a Property Owners Association however it is an association that does not fall under the Virginia Property Owners Association Act due to the fact that Association membership is voluntary not mandatory.
- Warren County side of Shenandoah Farms is a Sanitary District, which means Shenandoah Farms Property Owners Association Board of Directors, is an entity of the Warren County Government. The governing body of Shenandoah Farms is the Warren County Board of Supervisors. At the present time Shenandoah Farms has a property owner's association board of Directors; this board acts in the best interest of Shenandoah Farms and must submit an annual budget to the Warren County Board of Supervisors for approval. In this HOA package is a document which explains in detail what a Sanitary District is, please carefully read this document as it is very informative. You may wish to become an active member of the POSF Board of Directors or serve on any of the various committees associated with this board. You may run for election at any election by becoming a member and contacting the board of directors for available board positions or serve on any committee that you would be interested in volunteering your time to serve. For more information you may contact the Board of Directors of Shenandoah Farms either in writing or phone 540/837-2068.
- Clarke County side of Shenandoah Farms is responsible for deeded lot fees. Road maintenance would come from this budget however the budget does not maintain a balance sufficient to do road maintenance on the Clarke County roads in Shenandoah Farms.
- Shenandoah Farms has many different sections within the Subdivision, each section has recorded covenants that pertain to each section, a copy of the covenants for the section you are interested in will also be included in this HOA package.
- Currently the Sanitary District fees for Shenandoah Farms that you are responsible for are as follows:
 - Improved Lots: \$175.00 Bi-Annually for a total of \$350.00 annual fee
 - Unimproved Lots: 175.00 billed bi-annually for a total of \$350.00 annual fee
- New Construction/Road Impact fees: \$3,500 per permit
- Decals are necessary to access Shenandoah Farms Common Properties; the decal request form is also included in this information packet as well as instructions.
- Failure to pay any of these fees could result in a garnishment of wages by Warren County.

ALL DOCUMENTS AND INFORMATION INCLUDED IN THIS INFORMATION PACKAGE, PLAY AN IMPORTANT ROLE IN LIVING IN SHENANDOAH FARMS SUBDIVISION. PLEASE REVIEW ALL DOCUMENTS CAREFULLY PRIOR TO YOUR PURCHASE OF PROPERTY.

AN ITEMIZED LISTS OF DOCUMENTS REQUIRED TO BE IN THIS INFORMATION PACKET IS ALSO ENCLOSED.

PLEASE: REVIEW THIS LIST AND BE SURE YOU HAVE RECEIVED ALL REQUIRED DOCUMENTS.

IF FOR ANY REASON YOU DO NOT HAVE ALL DOCUMENTS IN YOUR PACKAGE, PLEASE CONTACT POSF AT 540/837-2068 AS SOON AS POSSIBLE SO THAT YOU WILL HAVE ALL INFORMATION AVAILABLE PERTAINING TO ANY RULES, REGULATIONS, COVENANTS AND/OR LAWS PERTAINING TO SHENANDOAH FARMS.

Property Owners of Shenandoah Farms Information Package

Documents that should be included in this information packet:

1. Copy of Budget of Property Owners of Shenandoah Farms, Inc.
2. List of documents
3. Introduction Letter
4. What is a Sanitary District letter
5. Membership to Corporation voluntary
6. Rules & Regulations
7. State Corporation Commission
8. BY-Laws
9. Map
10. Insurance Policy
11. Articles of Incorporation & Amendment
12. Standing Rules
13. POSF Inc meeting schedule
14. Welcome letter
15. Community Center rental form
16. Decal request
17. Property owner concerns form
18. Ordinance including Shenandoah Farms in the list of Shooting of Firearms is Prohibited.
19. Recreation Calendar
20. Copy of covenants for section you are inquiring.

IF YOU DO NOT HAVE ANY OF THESE DOCUMENTS IN YOUR PACKET,
PLEASE CONTACT --- POSF AT 540/837-2068 ---- IMMEDIATELY AND THEY
WILL BE SURE YOU RECEIVE THE NECESSARY DOCUMENTS THAT MAY BE
MISSING.

Updated 8-24-2007

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Date: November 5th, 2020

Dear Prospective Property Owner of Shenandoah Farms,

The first thing you need to do as you are investigating Shenandoah Farms Subdivision is understand the subdivision itself. There is no better way to educate yourself then to go view this short video, it will save you time, energy and many questions about Shenandoah Farms Subdivision.

www.Shenandoahfarms.org

click menu

click more tab (far right side of screen)

Click History tab

View Video

Once you view this video you will be better educated about Shenandoah Farms Subdivision. Also send an email to shenandoahfarms@comcast.net to request joining the email mailing list. You will receive updates, meeting info and weather alerts that pertain to Shenandoah Farms Subdivision.

Welcome to Shenandoah Farms! Hope you enjoy our community as much as we all do!

Just alittle more info.....

The POSF Board is made up of residents of the SF community who are elected by you and your neighbors. These volunteers are hardworking folks who are dedicated to serving you and making our community a better place for all. Our community includes over 2,800 residential lots in Warren County which are a part of the Shenandoah Farms Sanitary District and a couple of hundred lots in Clarke County which are not a part of the Sanitary District. The SF Sanitary District is a special taxing area which was established by the Warren County Circuit Court in 1996 which allows us to raise revenue for our community needs. Your POSF Board recommends a Sanitary District tax rate to the Warren County Board of Supervisors each year as they prepare the next year's budget. The revenues generated by this tax goes to supporting the County managed Sanitary District roadways and lake/dams, with a portion being returned to the POSF for management of our operations and the common properties.

Approximately 10 years ago, working in conjunction with Warren County and our own SF Sanitary District Manager, we developed our first ever Capital Improvement Plan (CIP). The CIP contains approx. 20 infrastructure improvement projects, which includes roadway paving projects. The majority of our roadway paving projects are funded jointly through Warren County and VDOT's Rural Addition/Revenue Sharing programs. Generally speaking, for every dollar we put toward paving a roadway, we receive three dollars from the County and VDOT,



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This is a great return on our limited dollars, since VDOT's current cost estimate to reconstruct and pave one mile of 2 lane roadway is approx. \$810,000. If we are able to construct a roadway to meet VDOT standards, it is turned over to them after the paving is completed and we are no longer responsible for it maintenance.

Since implementing this aggressive roadway paving program, we have been successful in completing approx. 20 different projects representing 5.0 miles of our 40+ mile road system. This is 5.0 miles of roads we no longer have to pay to maintain. We have heard from many of you over the recent years about how beneficial this program is and when can your road be paved. Each year when the POSF Board meets with our County and SFSD representatives to update the CIP we include new roadway paving projects. We always try to add new paving projects which will benefit the most residents while addressing safety and maintenance costs first. However, as I mentioned previously roadway reconstruction and paving is very expensive and our limited funding will only go so far. **Property Owners of Shenandoah Farms Information Packet**

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Sanitary District - Frequently Asked Questions

What is a "Sanitary District"?

A "Sanitary District" is a special taxing district allowed by the Code of Virginia. The governing body of a Sanitary District has the following powers and duties:

- To construct, maintain and operate water supply, sewerage, garbage removal and disposal, heat, light, fire-fighting equipment, power, gas, streets, parking lots, curbs, gutters, sidewalks, community buildings, community centers and other recreational facilities for the use and benefit of the public in such sanitary districts.
- To acquire by gift, condemnation, purchase, lease, or otherwise, and to maintain and operate such systems.
- To levy and collect an annual tax upon all property in such sanitary district.
- The power to abate nuisances within the district.

How is a Sanitary District created?

The Circuit Court of any County, upon the petition of 50 qualified voters of a proposed district, or if the proposed district contains less than 100 qualified voters upon petition of fifty percent of the qualified voters of the proposed district, may make an order creating a sanitary district. The order shall create the boundaries and powers for such district.

How would Sanitary District status affect the Board of Directors and our current fees?

The Warren County Board of Supervisors would be designated as the governing Board of the Sanitary District. The Board of Directors would submit an annual budget to the Board of Supervisors for approval. Once a subdivision is designated as a Sanitary District, the subdivision governing body could waive the annual fees currently paid to the Association.

What are the benefits of becoming a Sanitary District?

There are a number of benefits that the residents of a subdivision would receive from becoming a Sanitary District. This list of benefits includes:

- Sanitary District status will not affect the privacy of roads, gate, pool, etc.
- The ability to establish uniform fees throughout the entire subdivision (Some subdivisions have different covenanted rates).
- All lots, including those owned by a developer, would be subject to Sanitary District taxes.
- Sanitary District taxes could be collected by the Warren County Treasurer's Office, thereby increasing the collection rate and freeing the subdivision Association from the burden of collection. Currently the County charges a fee of 4.3% for collecting the Sanitary District tax, much less than collection firms charge for collecting on delinquent accounts.

- Sanitary District fees are treated as taxes and are therefore deductible on one's Federal Income Tax Return.
- For the majority of homeowners, Sanitary District taxes would be collected along with County taxes on one's mortgage escrow throughout the year.
- Sanitary District taxes could be set up on a tiered system to allow for a lower rate for undeveloped lots.
- Impact fees could be required to be paid by builders prior to the issuance of a building permit.
- Sanitary District status would make a subdivision eligible for various State and Federal disaster relief funds and allow us to acquire surplus government property.
- The ability to raise additional revenue to make necessary improvements to the community.
- There would no longer be a need for the Board of Directors to place liens on property as any unpaid Sanitary District taxes would have to be paid before the sale of any property. The Association currently loses unpaid fees if there is no lien placed on individual properties.
- Sanitary District status can provide stability for a subdivision and can likely increase property values for all property owners. It could also improve the credit status of our community.

What are the drawbacks of Sanitary District status?

- There would be legal costs associated with petitioning the Circuit Court for Sanitary District status. These fees are estimated at \$2,500-5,000.
- In order to become a Sanitary District, court approval must be secured.
- The Warren County Board of Supervisors must approve the annual budget and any building impact fees.

If my subdivision becomes a Sanitary District, can we dissolve it at a later date?

The Code of Virginia contains provisions to abolish the Sanitary District at any time by order of the Circuit Court.

How many Sanitary Districts are there in Warren County?

Currently there are 13 sanitary districts in Warren County.

What are the rates of these Sanitary Districts?

Please remember that Real Estate Taxes are not to be confused with Sanitary District Taxes. These are two separate bills with different tax rates and amounts due. Failure to pay Sanitary District Taxes will result in a tax lien against the property. Sanitary District bills are combined with your regular Real Estate bills to prevent confusion and save postage. To view the current rate for each of the districts please visit <http://www.warrencountyva.net/sanitary-districts-home>.

How do we get started?

The residents of the subdivision must circulate a petition for the creation of a Sanitary District. Interested registered voters who reside in the subdivision should sign the petition. Once you have enough signatures, you must work with your attorney to draft the necessary paperwork to file the petition for the creation of the Sanitary District.



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RULES AND REGULATIONS

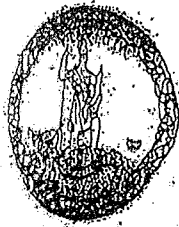
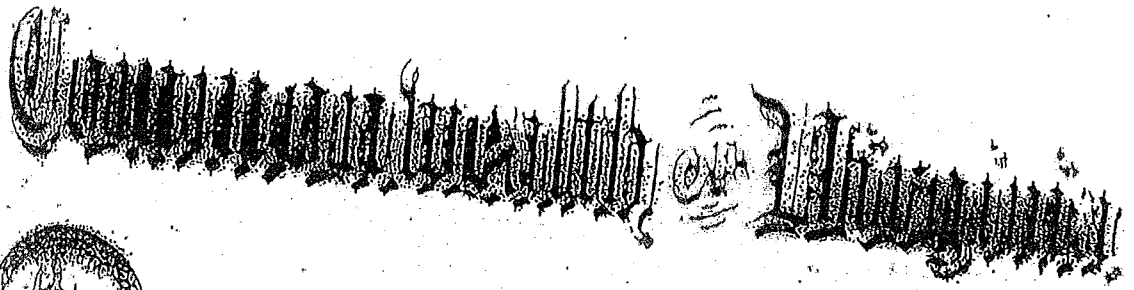
1. The recommended safe speed for Shenandoah Farms roads is **15 mph**. Shenandoah Farms roads are dedicated as "highways" for law enforcement purposes. Therefore, they are subject to all Virginia traffic laws. The use of ATVs is prohibited. See Warren County Code 172-2-B and Virginia Code Title 46.2-915.1.
2. Warren County Code 66-32-D requires all dogs to be on a leash.
3. Release of raw or untreated sewage is a violation of Health Department and Department of Environmental Quality ordinances.
4. No dumping is allowed in Shenandoah Farms. All trash removal is the responsibility of the landowner or resident. Warren County provides a dumpster at the intersection of Howellsville Rd. and Blue Mountain Rd.
5. Warren County Code 123-2 prohibits loud or disturbing noises. Virginia Code 18.2-416 prohibits violent or abusive language tending to create a disturbance of the peace, etc.
6. Warren County Code 110-1-C prohibits hunting in Shenandoah Farms. Most Shenandoah Farms covenants prohibit the discharge of firearms except in self defense.
7. Virginia law forbids destruction or damage to any common property or recreation facility, including the cutting of timber, without written permission from POSF.
8. Pursuant to Warren County code 177-3, the recreational Use of Firearms is prohibited.

The following rules apply to the common properties and recreational facilities as defined in the POSF's by-laws:

1. Common properties and recreational facilities hours are from one-half hour before sunrise to one-half hour after sunset. The exception is for rental of the recreational center. Any one in non-compliance can be charged with trespassing.
2. Guests to the Shenandoah Farms common properties and recreational facilities must be accompanied by a landowner or resident at all times. Renters must get written permission from their landowner to use the common properties and recreational facilities. A copy must be on file at the POSF office. A decal will be issued to the renter for duration of their lease.
3. Virginia Code Title 35.1 prohibits overnight camping on the common properties and recreational facilities.
4. All common properties and recreational facilities must be left clean for the next user. No glass containers allowed.
5. Swimming and boating at the Shenandoah Farms lakes is at your own risk. Only electric trolling motors are allowed in the lakes. Fishing is in accordance with Virginia law. Virginia law prohibits nude bathing.
6. Open-air fires are prohibited at the common properties and recreational facilities. Barbeques and enclosed fires are permitted. Extinguish all fires before leaving the premises.
7. All vehicles are to be parked in the designated parking areas. No parking is allowed on the grass portion of the lakes and dams. ATVs and untagged dirt bikes are not allowed at the recreational facilities or common properties. See Virginia Code Title 46.2-915.1.
8. No alcohol beverages allowed on any POSF common properties at any time.
9. No mud bogging allowed in Shenandoah Farms, violators will be prosecuted.

I hereby certify the above to be an original of the Rules and Regulations of the Property Owners of Shenandoah Farms, Inc. effective and adopted and affirmed by resolution of the Board of Directors October 23, 2008.

Ralph Rinaldi, Chairman of POSF, Inc.



State Corporation Commission

I Certify the Following from the Records of the Commission:

the foregoing is a true copy of all documents constituting the charter of
PROPERTY OWNERS OF SHENANDOAH FARMS, INC.
Nothing more is hereby certified.



Signed and Sealed at Richmond
on this Date: August 03, 1994

PROPERTY OWNERS OF SHENANDOAH FARMS, INC.

BY-LAWS

(revised December 20th, 2018)

ARTICLE I

NAME, ADDRESS, PURPOSE, AND FORM OF ORGANIZATION

Section 1. The name of this corporation shall be "Property Owners of Shenandoah Farms, Inc." Its mailing address will be the address of its registered agent which is the POSF, INC. office as shown in the records of the State Corporation Commission of Virginia. The purpose of this corporation shall be as set forth in the Articles of Incorporation. The form of this organization shall be that of a non-stock, non-profit Corporation.

ARTICLE II

MEMBERSHIP AND ACTIVITY FEE

Section 1. Each person or corporation having a fee simple interest in real property lying within the subdivision of Shenandoah Farms is entitled membership upon application in this Corporation. Membership in the Corporation entitles owners to vote for the Board of Directors, hence forth known as BOD and any other issue as may be determined as needing a vote of the membership. Each deeded property owner shall have one vote. Where ownership may be divided among more than one district, said owner shall determine the district, and only one district in which he wishes to vote. A membership fee may be determined by the BOD at any regular meeting of the Board by a majority vote of those present representative of a quorum. All deeded lot fees due prior to the creation of the Shenandoah Farms Sanitary District on June 19, 1996, must be paid to qualify for membership. Property Owners not currently registered with the POSF, INC. may become eligible to vote at the Annual Meeting, provided said owners provide proof of ownership as well as payment of any taxes, applicable lot fees and/or membership fees prior to this meeting. Upon transfer of said interest, membership shall automatically cease.

Section 2. An activity fee for use of the common properties of the association may be established by the BOD at any regular meeting of the Board by a majority vote of those present representative of a quorum.

Section 3. Neither fee, so determined, shall be an obligation, retroactively, in regard to those members registered at the time the Board makes such determination and must remain effective for a period of not less than twelve (12) months.

ARTICLE III

ADMINISTRATION

Section 1. The administration of the purposes of this Corporation shall be carried out by its BOD.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. The BOD shall be composed of twelve (12) duly elected property owner representatives and four (4) elected alternative representatives. Each Board shall consist of four (4) at large directors with each of the four voting districts of Shenandoah Farms having two (2) voting directors and one (1) voting alternate director. The voting districts are designated below:

- 1) Ridge District: Section A & B, Mountain, Ridge, Meadow Chain Spring, Patty Tract, Venus Branch, River Park, Quiet Oak, Camel Back, and Timberline.
- 2) River View District: River View One, Two, Three, Five, Six.
- 3) Mountain Lake District: Mountain Lake One, Two, Three, Four, Five, Six, Seven, and all resubdivided sections.
- 4) Mountain View District: Mountain View One, Two, Two-B, Three, Four, Four Resub, and Five.

Section 2. Directors shall hold office for a term of two (2) years, with one of the district directors and two (2) at large directors being elected each year. Alternatives to the Board shall hold office for one (1) year.

Section 3. Vacancies arising among the BOD shall be filled as follows:

- a) The Board shall appoint one of the elected alternatives from any voting district.
- b) If there does not exist any elected alternate, the Board shall solicit eligible candidates, one of which shall be appointed to the Board by a majority vote of those present at any regular or special session of the Board considering such. Any appointed member shall serve for the remaining term of the director replaced.

ARTICLE V

BOARD OF DIRECTORS NOMINATIONS AND ELECTIONS

Section 1. The BOD shall appoint annually a Nominating Committee Chairman. . The Nominating Committee Chairman shall solicit at least two (2) additional POSF members to serve on the Nominating Committee. Each district representative shall solicit members for the Board from his district and present their names to the committee. Members at large will solicit members from any district.

Section 2. The election of the BOD shall be accomplished by the following procedures. The incumbent BOD shall mail a ballot, on or before August 1st to each property owner. Said ballot shall include all names presented to the Board by the Nominating Committee. The mail in ballots shall be returned by the property owners to the POSF Office no later than the posted start time of the POSF Annual Meeting. Eligible property owners shall also be allowed to nominate, by ballot, a candidate of one's choice. Ballots shall be accepted until commencement of the annual meeting. The ballot committee shall tabulate the ballots and announce the results with a plurality of votes cast determine the person(s) elected.

ARTICLE VI

ABSENCE, QUORUM, RMOVAL

Section 1. The BOD may, following the unexcused absence of a Board member for three consecutive meetings whose absence has not been explained satisfactorily to a majority of the other members of the Board then present, remove such member from office and appoint an alternate to fill the vacancy from that district. Upon the absence of a Board member at a meeting, the alternate member for the absentee's district shall be seated for such a meeting. If an alternate or alternates from any other district is or are present, the Chairman shall seat one of them for such meeting. At such a time, said seated alternate member shall be permitted to cast his vote in place of the absentee member.

Section 2. One-third of the number of Board members fixed by the By-laws of this corporation shall constitute a quorum at any regular meeting of the Board and Board action will be by a majority of those present. A minimum of four (4) Board members shall be required to conduct business.

Section 3. The BOD may remove any member of the Board from office who fails to abide by the Articles of Incorporation and By-Laws of the Property Owners of Shenandoah Farms, Inc., or any member whose conduct, actions, or representations are considered by the Board to be detrimental to the affairs and the administration of the Board and the interests of the membership as a whole. The Board shall remove such director from office only where the number of directors present to consider such action constitute a quorum and a majority vote of those directors approve such action.

ARTICLE VII

REGULAR, EXECUTIVE, AND SPECIAL MEETINGS

Section 1. Regular meetings of the BOD will be held monthly on the second Saturday at 9:00 a.m., or at an hour established by the BOD in open session. Any change shall be published no less than two (2) weeks

prior to the next Regular meeting.. Normally these meetings will be held in the POSF, INC. Community Center, unless determined otherwise by the Chairman or Vice-Chairman.

Executive meetings will be held monthly on the second Wednesday following the Regular monthly meeting. The executive meeting shall be scheduled for 7:00 p.m. at the office of the POSF, INC., Community Center, unless determined otherwise by the Chairman or Vice-Chairman.

Section 2. Special meetings shall be called by the Chairman or Vice-Chairman. The Secretary shall issue a call for such a meeting to all members of the Board, stating its purpose. In the event the Secretary is not available to call a special meeting, a quorum of members can appoint a director to telephone or otherwise attempt to contact all members of the BOD. The minutes of the meeting shall reflect the attempt and the results thereof.

ARTICLE VIII

ANNUAL MEETING

Section 1. The Annual Meeting of the Corporation shall be held on the second Saturday of September of each year, unless an alternate date is designated by the BOD.

Section 2. Written notice stating the place, day and hour of this meeting shall be mailed to each property owner not less than ten (10) days prior to the date of the meeting.

Section 3. The Annual Meeting shall provide an opportunity for the general membership to discuss with the BOD problems and policy that conflict with these By-laws or the Articles of Incorporation.

Section 4. Upon a majority vote of the general membership present, specific problems and requests may be presented to the BOD for action. The BOD must investigate and report on such matters no later than the next Annual Meeting.

ARTICLE IX

ELECTION OF OFFICERS OF THE BOARD OF DIRECTORS

Section 1. The BOD should elect from its body a Chairman, Vice Chairman, Treasurer, and Secretary at the Annual Meeting each year and may designate such non-voting positions as it considers necessary in the furtherance of its functions, including secretary, financial secretary, and a managing editor for the newsletter.

Section 2. Vacancies occurring during the term of any officer's position, shall be filled by the BOD.

ARTICLE X

DUTIES OF OFFICERS OF THE BOARD OF DIRECTORS

Section 1. The duties of the officers listed in Article IX hereof shall be to carry out the policies of the corporation. Each shall perform the duties appropriate to his title and as further provided in the Standing Rules.

Section 2. The Treasurer will make annual financial reports to the membership at the Annual Meeting. The accounts of the Treasurer shall be audited on an annual basis.

Section 3. No officer of the BOD shall receive compensatory wages for administering the responsibilities of their designated office.

Section 4. All officers of the BOD shall abide by any directives set forth by the Chairman of the BOD in addition to the established responsibilities of their office.

ARTICLE XI

STANDING COMMITTEES

Section 1. Standing Committees may be created, combined, and/or discontinued by the BOD as shall be found necessary on the work of the corporation. The Chairman of the BOD shall be a member ex-officio on all Standing Committees. The Chairperson of each Standing Committee should submit a tentative plan of action to the BOD for approval. The BOD at its discretion may remove a Chairperson of a Standing Committee who fails to submit a plan of work or fails to attend three (3) consecutive meetings, regular or executive, whose absences have not been explained satisfactorily to a majority of the members of the Board then present. All Standing Committee Chairpersons may submit a brief written summary and oral report at each meeting and may submit a written report to be read at the Annual Meeting. No Committee Chairperson shall receive compensatory wages to fulfill their responsibilities on such a committee.

ARTICLE XII

STANDING RULES

Section 1. Duties and responsibilities of officers and Board members shall be defined in the Standing Rules of POSF, INC. The Standing Rules shall become a separate addendum to these By-Laws.

Section 2. The BOD shall establish rules and regulations governing the use of all common properties and facilities within Shenandoah Farms.

ARTICLE XIII

COMMON PROPERTIES

ACQUISITION AND/OR DISPOSAL LIMITATIONS

Section 1. Under no condition shall disposal by sale or otherwise of common properties acquired under Deeds of Gift dated June 25, 1976 be made except as stated in the Articles of Incorporation.

Section 2. Acquisition of additional recreational facilities adjacent to or within the general confines of Shenandoah Farms may be made by a majority vote by the Board of Directors unless the value exceeds Two Thousand Five Hundred Dollars (\$2,500.00). For values in excess of Two Thousand Five Hundred Dollars (\$2,500.00) acquisition can be made by a majority vote of the membership and voting at a meeting held at least fifteen (15) days after notice of such meeting has been sent to all members.

Section 3. Disposition or encumbrance on Common Properties acquired under preceding section shall be made under the same guidelines as set up for acquisition.

Section 4. Special Police Vehicles, Maintenance Vehicles and equipment, and other routine material may be acquired and/or disposed of by a majority vote of the Board of Directors.

ARTICLE XIV

PARLIMENTARY AUTHORITY

Section 1. Robert's Rules of Order Revised shall govern this organization in all cases in which they are not in conflict with these By-Laws.

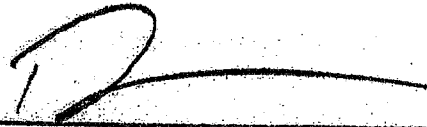
ARTICLE XV

AMENDMENTS

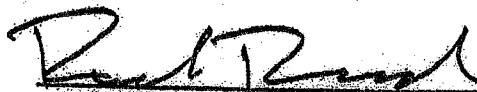
Section 1. Any articles except Articles XIII and XV are subject to amendment at any regular meeting by a majority of all members of the Board of Directors, then present. Due notices of such amendment will be presented at a previous meeting.

Section 2. Amendment of Articles XIII and XV may be made by a majority vote of the general membership. Due notice of such amendment shall be sent to all members at least thirty days (30) prior to such vote specifying date, time, and place.

I hereby certify that the above to be an original of the By-Laws of the Property Owners of Shenandoah Farms, Inc., a Virginia non-stock, non-profit corporation, effective July 13, 1996, and affirmed, ratified, and approved by the Board of Directors Resolution of December 20th, 2018.



Douglas J. Hovest, Secretary, POSF, INC.



Ralph Rinaldi, Chairman, POSF, INC.

Definition of CIC

To shenandoahfarms@comcast.net <shenandoahfarms@comcast.net>

Good Afternoon Lisa,

From the Common Interest Community regulations, below is the definition of a Common Interest Community. And here is the link to that portion of the regulations: <https://law.lis.virginia.gov/vacode/54.1-2345/>.

"Common interest community" means real estate subject to a declaration containing lots, at least some of which are residential or occupied for recreational purposes, and common areas to which a person, by virtue of the person's ownership of a lot subject to that declaration, is a member of the association and is obligated to pay assessments of common expenses, provided that for the purposes of this chapter only, a common interest community does not include any time-share project registered pursuant to the Virginia Real Estate Time-Share Act (§ 55.1-2200 et seq.) or any additional land that is a part of such registration. "Common interest community" does not include an arrangement described in § 54.1-2345.1."

If the association is not considered to be a common interest community and is not subject to the Property Owners Association, Condominium, or Real Estate Cooperative Acts, then the requirements for a resale certificate would not be applicable. Please let me know if you have any additional questions.

Best Regards,

Ben Tyree
Administrative Assistant
Office of the Common Interest Community Ombudsman
Department of Professional & Occupational Regulation
9960 Mayland Drive, Suite 400
Richmond, VA 23233
Phone (804) 367-2941
Fax (844) 246-2334
www.dpor.virginia.gov/cic-ombudsman

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DPOR License Lookup License Number 0550010278

License Details

Name	PROPERTY OWNERS OF SHENANDOAH FARMS INC
License Number	0550010278
License Description	Common Interest Community Association Registration
Rank	CIC Association Registration
Address	6401 HOWELLSVILLE RD, FRONT ROYAL, VA 22630
Initial Certification Date	2022-07-22
Expiration Date	2023-07-31

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COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

(DETACH HERE)

COMMON INTEREST COMMUNITY BOARD
COMMON INTEREST COMMUNITY ASSOCIATION REGISTRATION
NUMBER: 0550010278 EXPIRES: 07-31-2024

PROPERTY OWNERS OF SHENANDOAH FARMS INC
RALPH RINADLI
6401 HOWELLSVILLE RD
FRONT ROYAL, VA 22630



(FOLD)

Status can be verified at <http://www.dpor.virginia.gov>

DPOR-PC (02/2017)

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

07-31-2024

NUMBER

0550010278

COMMON INTEREST COMMUNITY BOARD
COMMON INTEREST COMMUNITY ASSOCIATION REGISTRATION



PROPERTY OWNERS OF SHENANDOAH FARMS INC
RALPH RINADLI
6401 HOWELLSVILLE RD
FRONT ROYAL, VA 22630



Status can be verified at <http://www.dpor.virginia.gov>

Demetrios J. Maki
Demetrios J. Maki, Director

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/201)

Directions to the Common Properties

Lake of the Clouds from BJ's Country Store

- | | |
|--|--|
| 1. Blue Mountain Road | 1. Blue Mountain Road |
| 2. Left on Mt. Lake Rd | 2. Left on Mt. Lake Rd |
| 3. Right on Pine Ridge Dr | 3. Right on Goods |
| 4. Right on Brookview | 4. Cross over Brookview |
| 5. Veer Left at bottom of hill | 5. Parking lot on Right or drive down Tar and Chip to cul-de-sac |
| 6. Parking lot on Right or drive down Tar and Chip to cul-de-sac | |

Lake of the Clouds from Jim's Country Store

1. Manor
2. Right on Old Oak Ln
3. Merge Right at Venus Branch and Old Oak (Stay on Old Oak)
4. Left on Western Ln
5. Right on Copenhagen
6. Left on Pine Ridge
7. Right on Brookview
8. Veer Left at bottom of hill
9. Parking lot on Right or drive down Tar and Chip to cul-de-sac

Spring Lake from BJ's Country Store

- | | |
|----------------------------------|------------------------------------|
| 1. Blue Mountain | 1. Blue Mountain |
| 2. Left on Mt. Lake | 2. Left on Mt. Lake |
| 3. Right on Drummer Hill | 3. Right on Pine Ridge |
| 4. Left on Venus Branch | 4. Left on Copenhagen |
| 5. Lake is on the left hand side | 5. Left on Western |
| | 6. Right on Old Oak |
| | 7. Right on Venus Branch |
| | 8. Lake will be on right hand side |

Spring Lake from Jim's Country Store

1. Manor
2. Right on Old Oak
3. Merge Left onto Venus Branch
4. Lake will be on Right hand Side

Ball Diamond

1. Howellsville Rd
2. Right on Treasure Island Ln if coming from Jim's Country Store or Left if coming from BJ's Country Store
3. Ball Diamond parking lot will be at end of road

Farms River Recreation Lot

- | | |
|--|---|
| 1. Fellows Rd | 1. Howellsville Rd |
| 2. Left on Farms River Rd | 2. Right on Farms River Rd |
| 3. Recreation Lot is on right next to House #321 | 3. Recreation Lot is on left next to House #321 |

Shenandoah River Ln Recreation Lot

1. Turn onto Shenandoah River Ln at Jim's Country Store
2. Lot 9A next to 1435 Shenandoah River Ln

Farms Riverview Recreation Lot

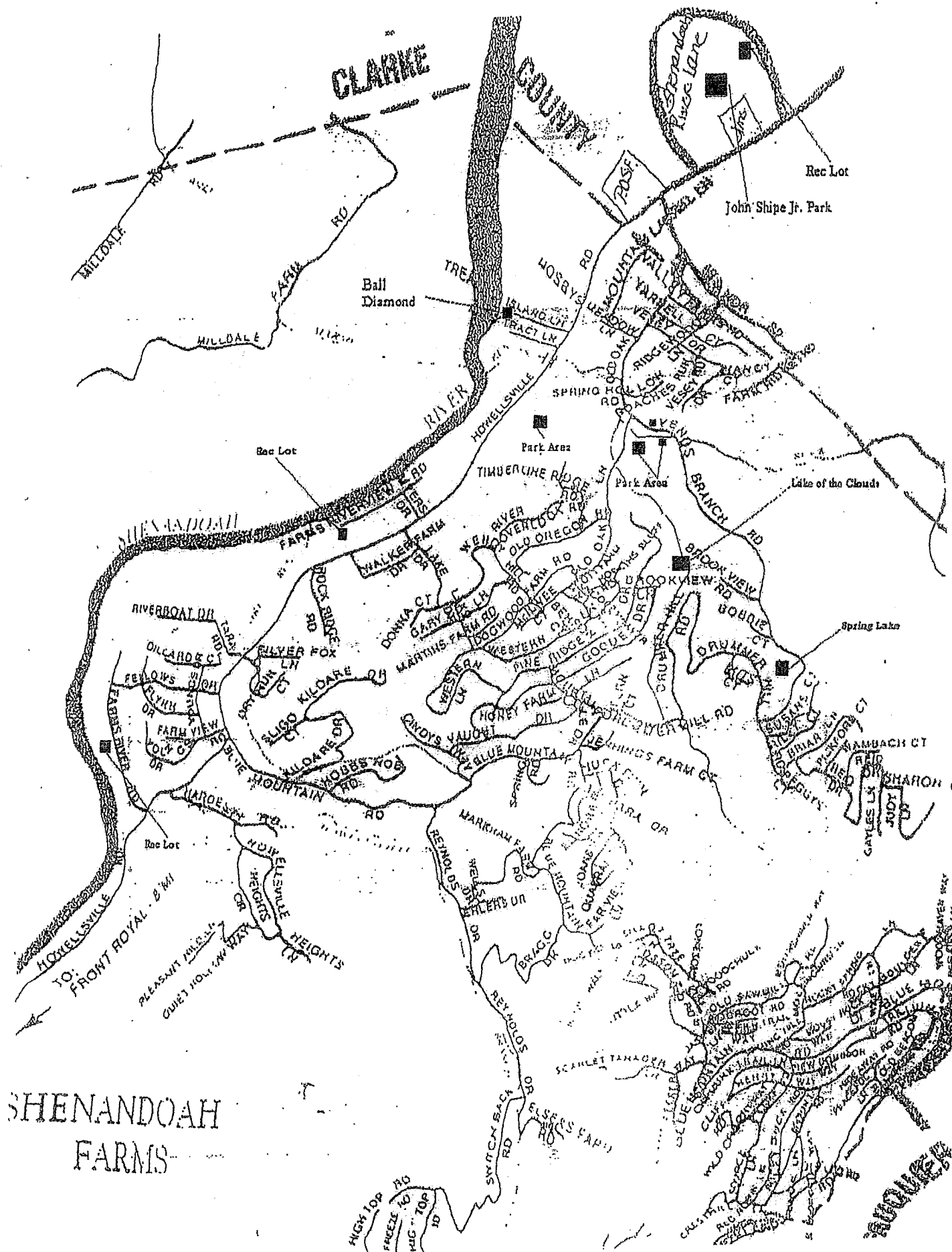
1. Howellsville Rd
2. Right on Myer's Drive if coming from Jim's Country Store or Left if coming from BJ's Country Store
3. Left on Farms Riverview
4. Recreation lot is at the end of this road. Please note that mown grass is private property, there is no turn around for this lot at this time

SHENANDOAH FARMS DECAL REQUIRED

VIRGINIA FISHING LICENSE REQUIRED

NO CAMPING ON COMMON PROPERTIES

COMMON PROPERTIES CLOSE 1/2 HOUR AFTER DUSK



***DIRECTIONS TO IMPORTANT PLACES IN FRONT
ROYAL.***

Rt 638 to Left on Morgans Ford Rd. This road turns into Happy Creek. Follow Happy Creek into Front Royal. At Light make Left onto Commerce Avenue. Post office is ¼ mile on the right. Warren County Government Center is across the street.

DMV is on Water street. Come out of Post Office parking lot, turn right onto Commerce Avenue, follow to 2nd light, make a right, DMV on the left.

Courthouse is on the corner of Main St. & N. Royal Ave. Come out of the DMV parking lot, make a left. Follow to stop sign, make a right onto Main St. Follow to the light, courthouse is on your left.

2019-2020 Winter Snow Season

With winter weather just around the corner, we would like to remind everyone to be prepared and drive safely during inclement weather. The SFSD will have our three (3) County plow trucks and spreaders available for snow removal this winter season. We also have the capability to utilize trucks/plows from other County departments. When the snow storms are forecasted to be larger than we can handle, we will be calling in hired contractor resources. While every storm event is different and results in its own set of challenges, our goal is to at least have every roadway throughout the District plowed open **within 48 hours after the storm event stops**. The chipping of icy hills and curves will follow-up on a continuous basis until warmer temperatures allow for ample melting. Please remember the constantly freezing and thawing conditions, especially at higher elevations, can make a roadway very slick soon after we apply stone abrasives so please drive cautiously and treat each roadway as though it hasn't been treated. The following are few tips to remember this winter which will hopefully help us and keep you safe:

- Be prepared, both at home and in your vehicle. Keep ample food, supplies, medicines, etc., on hand.
- Stay at home during and immediately after the storm event if you can. Staying off of the roadways allows us to get them plowed and treated sooner.
- If you must drive, then 4WD and tire chains/cables are strongly recommended for safe travel.
- Do not park your vehicles on the travel portion or shoulders of the roadways. This hampers our ability to remove snow and may result in your vehicle being towed.
- Do not park any vehicles, trailers, etc. in cul-de-sac or other turn around areas. We need these areas to turn around our vehicles in.
- We cannot clean out private driveways.
- Do to liability reasons we cannot assist with stuck vehicles.
- We push snow to the right hand side of the roadways and as a result will push snow across your driveway apron. Please keep this in mind when you are cleaning your driveway out. If the roadway hasn't been plowed yet, then it's a very good chance we will fill your entrance apron with snow when we come by. This is not intentional, but necessary to clear the roadways. We cannot stop to clean out your entrance.
- **ABSOLUTELY NO SALT, CALCIUM CHLORIDE, OR OTHER MELTING AGENTS, ARE TO BE PLACED ON ANY ROADWAY OR PARKING LOT BY RESIDENTS TO AID IN THE REMOVAL OR MELTING OF SNOW AND ICE. THIS SEVERELY DAMAGES THE ROADWAY AND TAKES CONSIDERABLE TIME AND COSTS TO REPAIR.** Rock chips, sand, and/or dust are permissible to aid with traction if absolutely necessary.
- For residents of the High Top Rd. area, remember the roadway immediately off of Freezeland Rd. to and including the cul-de-sac area is now a VDOT roadway. VDOT has posted "NO PARKING" signs along their portion of the roadway to prevent parking along the shoulders. There is ample parking in the two (2) parking lots along this roadway. The parking lot off the end of the cul-de-sac is for SFSD residents only, so remember that your vehicle must display a Shenandoah Farms sticker in the windshield to identify yourself as a resident and to avoid the potential to be towed. These stickers can be obtained by owners and properly authorized tenants at the POSF office. The SFSD will make every attempt to keep these lots cleared of snow and ice if we are able to access them. The uniform and orderly parking within either lot is expected of the residents. If we can't access them, then we can't clear them of snow and ice.
- The recently constructed Bus Loop & Parking Lot on Venus Branch Road is for the use of Warren County School Buses and parents drop off/pick up only. No overnight parking or inclement weather parking is permitted at this location.
- During the storm event, if you have any questions or concerns about our operations, please call the SFSD office at 540-636-3783. Please remember we will likely be out in the District and not in the office. Leave a detailed message with your name, time, address, and issue. We normally check messages every couple of hours during the snow event, so will be back in touch with you as soon as possible. We may also be contacted by email at sfsdmanager@warrencountyva.net, or refer the Snow Removal Policy that is included under the Snow Removal Policy/Mobilization Levels tab at the top right of this screen.
- In the case of an emergency call 911.

POSF Membership

Who is a member of POSF, Inc.? Membership into POSF, Incorporation is voluntary, NOT mandatory. Public Relations maintains a Membership Book to keep all records of property owners who wish to be an active **member of the Corporation**. To be a member you must fill out and return to POSF the following membership application. You must also be a property owner in good standing. Owning or buying property does not make you an automatic member of the corporation as membership is on a voluntary basis, not mandatory just because you own property. Being a member means that if anything is ever required to be mailed to **POSF Inc. Membership** or if anything needing a *vote of membership* comes up for a vote, then you the *voluntary member* would be on record and would be part of the membership which has a vote on the matter at hand. Being a member earns you no other privileges and obligates you to nothing other than the fact that you filled out your membership application and you voluntarily wish to be a member of POSF Inc. You maintain all the other privileges & obligations which all property owners and/or residents currently have. Being a member will add your information to the membership book and have you on record as a *Member of the Corporation of POSF, Inc.*

*Thank You, Doug Hovest
Public Relations Chairman*

Voluntary Membership Form for POSF, Incorporation

I would like to add my name and information to Voluntarily become a member of POSF, Incorporation.

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Email: _____

The Property I own in Shenandoah Farms is: _____

Remarks: _____

Your

signature*: _____ Date: _____

*I understand by filling out this membership application, that I voluntarily choose to be included as a member of POSF, Inc. I maintain all rights and privileges that every property owner has. I will however be included in any vote of membership which may arise within POSF Inc.

Membership Application to be filled out, Mark Outside of envelope with MEMBERSHIP and mailed to:

POSF, Inc.
6401 Howellsville Road
Front Royal, Virginia, 22630

*Questions? 540/837-2068



The Cincinnati Insurance Company

A Stock Insurance Company

Headquarters: 6200 S. Gilmore Road, Fairfield, OH 45014-5141
Mailing address: P.O. Box 145496, Cincinnati, OH 45250-5496
www.cinfin.com ■ 513-870-2000

COMMON POLICY DECLARATIONS

Billing Method: DIRECT BILL EFT

POLICY NUMBER EPP 047 39 68

NAMED INSURED PROPERTY OWNERS OF SHENANDOAH FARMS, INC
6401 HOWELLSVILLE RD
FRONT ROYAL, VA 22630

ADDRESS
(Number & Street,
Town, County,
State & Zip Code)

Previous Policy Number:
EPP0473968

Policy Period: At 12:01 A.M., STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

All coverages except Automobile and / or Garage

Policy number: EPP 047 39 68

FROM: 01-01-2023 TO: 01-01-2026

Automobile and / or Garage

Policy number:

FROM:

TO:

Agency ELEMENT RISK MANAGEMENT 45-045
City FRONT ROYAL, VA

Legal Entity / Business Description

INDIVIDUAL

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

FORMS APPLICABLE TO ALL COVERAGE PARTS:

IL0017	11/98	COMMON POLICY CONDITIONS
IA102A	09/08	SUMMARY OF PREMIUMS CHARGED
IA904	04/04	SCHEDULE OF LOCATIONS
IA4236	06/20	POLICYHOLDER NOTICE TERRORISM INSURANCE COVERAGE
IA4521	03/20	NOTICE OF PRIVACY PRACTICES
IP446	08/01	NOTICE TO POLICYHOLDERS
AP403VA	10/14	IMPORTANT INFORMATION TO POLICYHOLDERS VIRGINIA
IA4006VA	01/12	SPECIAL PER OCCURRENCE DEDUCTIBLE ENDORSEMENT
IA4071VA	09/17	VIRGINIA CHANGES
IA4160VA	01/12	NOTICE: ADDITIONAL COVERAGE AVAILABLE
IA4264VA	09/16	VIRGINIA - LIABILITY CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
IA4265VA	02/15	VIRGINIA PROPERTY AND INLAND MARINE CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
IA4338	05/11	SIGNATURE ENDORSEMENT
IA4414VA	01/13	VIRGINIA EARTHQUAKE EXCLUSION ADVISORY NOTICE TO POLICYHOLDERS
IL0021	09/08	NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT (BROAD FORM)
IL0022	05/87	EFFECTIVE TIME CHANGES - REPLACEMENT OF 12 NOON
IL0044	06/90	VIRGINIA CHANGES -- POLICY PERIOD
FM502	07/08	COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS
GA532	07/08	COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

IA 509 01 12

10-31-2022 12:45

EPP 047 39 68

Page 1 of 2

COMMON POLICY CONDITIONS

All Coverage Parts included in this policy are subject to the following conditions.

A. Cancellation

1. The first Named Insured shown in the Declarations may cancel this policy by mailing or delivering to us advance written notice of cancellation.
2. We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
 - a. 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
 - b. 30 days before the effective date of cancellation if we cancel for any other reason.
3. We will mail or deliver our notice to the first Named Insured's last mailing address known to us.
4. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.
5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. The cancellation will be effective even if we have not made or offered a refund.
6. If notice is mailed, proof of mailing will be sufficient proof of notice.

B. Changes

This policy contains all the agreements between you and us concerning the insurance afforded. The first Named Insured shown in the Declarations is authorized to make changes in the terms of this policy with our consent. This policy's terms can be amended or waived only by endorsement issued by us and made a part of this policy.

C. Examination of Your Books and Records

We may examine and audit your books and records as they relate to this policy at any time during the policy period and up to three years afterward.

D. Inspections and Surveys

1. We have the right to:
 - a. Make inspections and surveys at any time;

- b. Give you reports on the conditions we find; and

- c. Recommend changes.

2. We are not obligated to make any inspections, surveys, reports or recommendations and any such actions we do undertake relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:

- a. Are safe or healthful; or

- b. Comply with laws, regulations, codes or standards.

3. Paragraphs 1. and 2. of this condition apply not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.

4. Paragraph 2. of this condition does not apply to any inspections, surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.

E. Premiums

The first Named Insured shown in the Declarations:

1. Is responsible for the payment of all premiums; and
2. Will be the payee for any return premiums we pay.

F. Transfer of Your Rights and Duties Under this Policy

Your rights and duties under this policy may not be transferred without our written consent except in the case of death of an individual named insured.

If you die, your rights and duties will be transferred to your legal representative but only while acting within the scope of duties as your legal representative. Until your legal representative is appointed, anyone having proper temporary custody of your property will have your rights and duties but only with respect to that property.

SUMMARY OF PREMIUMS CHARGED

POLICY NUMBER: EPP 047 39 68

Effective Date: 01-01-2023

Named Insured: PROPERTY OWNERS OF SHENANDOAH FARMS, INC

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM CHARGE IS INDICATED

Commercial Property Coverage Part	\$	
Commercial General Liability Coverage Part	\$	
Commercial Auto Coverage Part	\$	
Commercial Umbrella / Excess Liability Coverage Part	\$	
CRIME AND FIDELITY COVERAGE PART	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Terrorism Coverage	\$	
Installment Charge	\$	
ANNUAL TOTAL PAYMENTS	\$	

QUARTERLY

First Installment

Remaining
Installment(s)

*SEE BILLING STATEMENT MAILED SEPARATELY

Automobile Coverages, Employers Liability, Employment Practices Liability Coverage, Professional Liability Coverage, Terrorism Coverage and / or Wrongful Acts Coverage, if included in the policy, are subject to Annual Adjustment of rates and premium on each anniversary of the policy.

Commercial Umbrella and Excess Liability, if included in the policy, may be subject to Annual Adjustment of premium on each anniversary. Refer to the Commercial Umbrella or Excess Liability Coverage Part Declarations form to see if this is applicable.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

IA 102 A 09 08

AN ORDINANCE TO AMEND AND RE-ORDAIN SECTION 177-3 OF THE WARREN COUNTY
CODE TO INCLUDE SHENANDOAH FARMS IN THE LIST OF DESIGNATED
LOCATIONS WHERE THE SHOOTING OF FIREARMS IS PROHIBITED

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Section 177-3 of the Warren County Code (Shooting Prohibited in Designated Locations) be amended and re-ordained as follows:

CHAPTER 177. WEAPONS

ARTICLE II. SHOOTING OF FIREARMS

§ 177-3. Shooting prohibited in designated locations.

- A. Except as hereinafter provided, the shooting of firearms is prohibited in the following designated subdivisions or other areas of the County which are, in the opinion of the Board of Supervisors, so heavily populated as to make such conduct dangerous to the inhabitants thereof: [Amended 3-18-1997]
- (1) Within the boundary lines of Skyland Estates Subdivision, as shown on Warren County Tax Map 23A, Sheets 1 through 6.
 - (2) Within the boundary lines of Shenandoah Shores Subdivision, as shown on Warren County Tax Map 13C, Sheets 1 and 2.
 - (3) Within the boundary lines of Aspen Hill Farms (Skyview Section), as shown on Warren County Tax Map 22A, Section 4. [Added 10-17-2000]
 - (4) Within the boundary lines of Lake Front Royal Subdivision, as shown on Warren County Tax Map 39C. [Added 4-20-2004]
 - (5) Within the boundary lines of all sections of Blue Mountain Subdivision, as shown on Warren County Tax Maps 15A; 16A; 24A, Sheets 1 and 2; 24B, Sheets 1 and 2; and 24D. [Added 11-16-2004]
 - (6) Within the boundary lines of Apple Mountain Lake South Subdivision, as shown on Warren County Tax Map 31C. [Added 5-16-2006]
 - (7) Within the boundary lines of High Knob Subdivision, as shown on Warren County Tax Maps 31B and 31B1. [Added 8-19-2008]
 - (8) Within the boundary lines of Stonewall Estates, as shown on Warren County Tax Map 11G. [Added 7-21-2009]
 - (9) Within the boundary lines of Cedarville Heights, as shown on Warren County Tax Map 13E. [Added 1-17-2017]
 - (10) Within the boundary lines of Bowling View Subdivision, as shown on Warren County Tax Maps 13 and 14C. [Added 9-19-2017]
 - (11) Within the boundary lines of Shenandoah Farms Subdivision, as shown on Warren County Tax Maps 7, 7A, 15B through 15H, 23C and 24C. [Added 8-20-2019]

No. 2150

Ex. & Mid. 12-10-67
7907 Sycamore Dr.
Falls Church
Virginia 22042

ONLY M.S. II, III, IV, V, VI; M.I. VIEW I, II, III, IV; R.V. VI

SHENANDOAH FARMS, HAPPY CREEK STAR ROUTE, FRONT ROYAL, VIRGINIA

THIS DEED, made this 22nd day of JUNE, 1967, by and between C. M. F. Realty Corporation, a corporation duly chartered and incorporated under the laws of the State of Florida,

of the one part, hereinafter called the Grantors; (even though only one) and James C. King, divorced of the other part, hereinafter called the Grantees (even though only one),

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable consideration, receipt of which is hereby acknowledged, the Grantors do grant and convey unto the Grantees with general warranty of title, ~~the following described property~~ all that lot or parcel of land situate, lying and being in Cedarville Magisterial District, Warren County, Virginia, and designated as lot number Four Hundred Two (402)

in the subdivision known as Shenandoah Farms, Mountain Lake Section, Part Four (IV), on a plat and survey recorded in the land records of the aforementioned County.

RESERVING, HOWEVER, unto Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors and assigns, a right of way 15 feet wide along each lot side adjoining a street or road and 5 feet wide along the remaining lot sides for the purpose of construction, operation, maintenance, repair and removal of utility systems.

This conveyance is also made subject to the restrictions and easements of record affecting the aforesaid realty, including the standard easement agreements with the power company and the telephone company, and to the following lien and restrictions which are covenants real, running with the land, for the benefit of and enforceable by Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors and assigns, and all present and future lot owners in the aforesaid subdivision, and the Grantees join in the execution of this deed to bind themselves, their heirs and successors in title to said covenants and restrictions which are as follows:

1. No construction nor improvements shall be permitted on any lot until written plans and specifications for same are submitted for examination and approval by Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors or assigns, who shall, on receipt of said plans and specifications, forthwith approve same if they conform and are in accordance with the covenants and restrictions set forth or referred to herein.

2. No house trailer or mobile home shall be placed upon any lot. (This restriction shall not apply to any lot in River View Section, Part VI.)

3. Not more than one single-family dwelling house shall be erected on any lot. In addition, there may be erected a garage and such other buildings or structures as may be reasonably necessary for the use and enjoyment of the property for residential purposes provided that such garage and/or other structures conform generally in appearance with that of the dwelling house.

4. No dwelling house shall be erected on any lot which has a first floor of less than 400 square feet, excluding garage, carport, porches, verandas and basement.

5. No structure of any kind or nature, shall be constructed closer than 15 feet from each lot line adjoining a street or road, nor closer than 10 feet from any other lot line. Where two or more adjoining lots are used for the site of one dwelling, the 10 foot set-back lines above shall apply only to the outside boundary lines of said lots.

6. All sanitation facilities installed on any lot, including, but not necessarily limited to, outside privies, toilets and toilet systems, septic tanks, and drain fields, must be constructed in accordance with local and state governmental specifications and regulations.

7. No advertising of any kind or nature shall be permitted upon any lot.

8. The Grantees, their successors and assigns, shall pay to Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors and assigns, an amount not to exceed Fifteen Dollars (\$15.00) per lot per year owned by the Grantees, their successors and assigns, determined each year by Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors and assigns, payable in the month of January of each year, beginning January 1969. Said monies to be used solely for the maintenance, repair and improvement of the facilities in or on the area known as "Shenandoah Farms", Warren County and Clarke County, Virginia, including, but not limited to, roads, and recreational facilities, and said annual payment shall be a charge upon and running with the property herein conveyed. If the Grantees, their heirs or assigns, are in default on March 1st of any year, Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors or assigns, may sell the property at public auction after advertisement, once a week for two (2) successive weeks, in some convenient newspaper having general circulation in both Counties, and after ten (10) days written notice mailed to the last known address of the Grantees, their successors or assigns.



ROBERT B. YOUNG
Attorney at Law
11000 Crest Star Route
Front Royal, Va.

SHENANDOAH FARMS, HAPPY CREEK STAR ROUTE, FRONT ROYAL, VIRGINIA

For a more particular description of the aforementioned restrictions and lien, reference is here made to Deed Book 152 at Page 181 in the aforesaid Clerk's Office.

Subject to aforesaid, the grantors covenant that they have the right to convey said realty to the grantees; that the said realty is free from all encumbrances; that the grantees shall have quiet enjoyment and that they will execute such further assurances thereof as may be requisite. C. M. F. Realty Corporation pursuant to authorization of its Board of Directors has ~~caused this deed to be executed~~ acknowledged and delivered on its behalf by A. L. Benmayer, its President, and the corporate seal affixed and duly attested thereto by H. J. Frank, its Secretary. XXXXX C. M. F. REALTY CORPORATION XXXXX

CORPORATE SEAL
Attest: *[Signature]* XXXXX BY: *A. L. Benmayer* (SEAL)
Secretary President

STATE OF ~~FLORIDA~~ (SEAL) *James C. King* (SEAL)
COUNTY OF *Willas*, to wit:

I, a notary public in and for the State and County aforesaid, do hereby certify that this day personally appeared before me in my said State and County *A. L. Benmayer, President, and H. J. Frank, Secretary*.

whose names are signed to the affixed deed dated this *22nd* day of *June*, 19*67*, and acknowledged the same.

WITNESS my hand and seal this *22nd* day of *June*, 19*67*.

My commission expires on the *17th* day of *October*, 19*69*.

John F. Feltus
Notary Public

STATE OF VIRGINIA

COUNTY OF *CLARKE*, to wit:

I, a notary public in and for the State and County aforesaid, do hereby certify that this day personally appeared before me in my said State and County *James C. King, divorced*.

whose names are signed to the affixed deed dated this *22nd* day of *June*, 19*67*, and acknowledged the same.

WITNESS my hand and seal this *22nd* day of *June*, 19*67*.

My commission expires on the *6th* day of *May*, 19*70*.

Richard H. Haurmick
Notary Public

ROBERT S. YOUNG
Notary Public
Happy Creek Star Route
Front Royal, Va.

VIRGINIA: In the Clerk's Office of the Circuit Court of Warren County
The foregoing writing, with certificate annexed, was presented and
admitted to record this *December 1*, 19*67*, at *9:23* o'clock *AM*.
State Tax *2.25* County Tax *2.25* Fee *1.00* Rec. Fee *2.00* Plat
Teste: *[Signature]* Clerk

BK 541 13 046

THIS DEED, made and entered into this 19th day of November, 1994, by and between JAMES C. KING, divorced, GRANTOR, party of the first part, and HOMESTEAD PROPERTIES OF FRONT ROYAL, INC., a Virginia Corporation, GRANTEE, party of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, with General Warranty of Title, unto the said party of the second part, the following described real estate, to-wit:

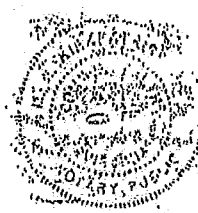
PARCEL ONE

All of those certain lots or parcels of land, lying and being situate in the Cedarville Magisterial District, Warren County, Virginia, being more particularly described as lot numbers TWO HUNDRED SIXTY-SEVEN (267) and TWO HUNDRED SEVENTY (270) in the subdivision known as Shenandoah Farms, River View Section, Part FIVE (V), on a plat and survey recorded in the land records of the Circuit Court of Warren County, Virginia.

AND BEING the same real estate conveyed to James C. King, single, by deed dated 9 August 1966 from Robert R. Young, Trustee and Judy Y. Flynn, Trustee, which deed is of record in the Clerk's Office of the Circuit Court of Warren County, Virginia in Deed Book 149, at Page 130.

PARCEL TWO

All of that certain lot or parcel of land, lying and being situate in the Cedarville Magisterial District, Warren County, Virginia, being more particularly described as lot number FOUR HUNDRED TWO (402) in the subdivision known as Shenandoah Farms, Mountain Lake Section, part FOUR (IV), on a plat and survey recorded in the land records of the Circuit Court of Warren County, Virginia.



BK 541 13 048

VIRGINIA
IN THE CLERK'S OFFICE OF
WARREN COUNTY
CIRCUIT COURT ON THE 15TH DAY OF
NOVEMBER, 1994 AT 12:16PM
INSTRUMENT #9406348 WAS RECEIVED AND
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERE TO ANNEXED, ADMITTED TO RECORD,
THE STATE TAX IMPOSED BY SEC. 58.1-802
OF THE VIRGINIA CODE, HAS BEEN PAID IN
THE AMOUNT OF: \$1.50
STATE: \$.75 LOCAL: \$.75
TESTE: WILLIAM A. HALL
(CLERK OF CIRCUIT COURT)

BY: Shirley W. Barr D.C.

Consideration: \$1,500.00

FOR PLAT,

Book 142 Page 233

KNOW ALL MEN BY THESE PRESENTS that the undersigned, C. M. F. Realty No. 137 Corporation, a corporation organized and existing under the laws of the State of Florida, being the owner and proprietor of a certain tract or parcel of real estate lying and being situate in the Cedarville Magisterial District of Warren County, Virginia and containing 10.24 acres, more or less, and which was conveyed to the said C. M. F. Realty Corporation by the deeds dated August 10, 1964, May 12, 1965, June 9, 1965, September 15, 1965, September 15, 1965 and September 20, 1965 and of record in the Clerk's Office of the Circuit Court of Warren County, Virginia in Deed Book 135 at Page 342, in Deed Book 139 at Page 315, in Deed Book 140 at Page 215, in Deed Book 142 at Page 201, in Deed Book 142 at Page 202 and in Deed Book 142 at Page 205, respectively, and all of the said tract or parcel of real estate being shown on a recent survey and plat entitled ~~Regulation of a portion of Mountain Lake Section 2 State and owned by~~ C. M. F. Realty Corporation, prepared by Richard U. Goode, Certified Land Surveyor, dated September 10, 1965 which is hereto attached, recorded along with and made a part of this instrument, and the said undersigned owner and proprietor of the said real estate desiring to have the said plat and survey recorded in the said Clerk's Office of the Circuit Court of Warren County, Virginia so that deeds may be hereafter executed with reference to the said survey and plat and the subdivisions of the said real estate as shown thereon does hereby adopt the said survey and plat as a true survey and plat of the said real estate and of the subdivisions shown thereon.

THE SAID UNDERSIGNED owner and proprietor of the said real estate does hereby announce the intention to hereafter make deeds to the said real estate or any of the subdivisions thereof and in the said deeds to refer to the said survey and plat for the purpose of identifying the said real estate intended by the said deeds to be granted and conveyed.

BY THIS DEDICATION and pursuant to the pertinent provisions of the Code of Virginia, 1950, the fee simple title to all of the portions of the said real estate set apart for streets, alleys, easements or other public uses is vested in Warren County, Virginia, but the said undersigned owner and proprietor of the said real estate reserves unto itself, its successors and assigns the right to lay, maintain and use thereon sewer, gas, water, electric lines, pipes and conduits and to erect, use and maintain thereon telephone, telegraph and electric light poles, wires, fixtures and conduits.

THE FOREGOING SUBDIVISION as appears on the said attached survey and plat is with the free consent and in accordance with the desire of the said undersigned owner and proprietor of the said real estate.

THE SAID C. M. F. REALTY CORPORATION pursuant to the authorization

of the Board of Directors of the said C. M. F. Realty Corporation has caused this said instrument to be executed, acknowledged and delivered by W. T. McInarnay, the President of the said C. M. F. Realty Corporation, and the corporate seal affixed and attested thereto by H. J. Frank, the Secretary of the said C. M. F. Realty Corporation.

WITNESS the following signatures and seals on this 21st day of September, 1965.

C. M. F. REALTY CORPORATION

BY: W. T. McInarnay (SEAL)
PRESIDENT

CORPORATE SEAL

ATTEST:

H. J. Frank
SECRETARY

UNITED STATES OF AMERICA

DISTRICT OF COLUMBIA, TO-WIT:

I, David G. Stevenson, a Notary Public in and for the District of Columbia in the United States of America, do hereby certify that W. T. McInarnay, whose name is signed as President of C. M. F. Realty Corporation, and whose name is signed to the foregoing instrument dated the 21st day of September, 1965, has on this day personally appeared and acknowledged the same before me in the District of Columbia in the United States of America.

My commission expires on the 15 day of May, 1966.
and notarial seal
Given under my hand/on this 22 day of September, 1965.



David G. Stevenson
NOTARY PUBLIC

My Commission Expires May 15, 1966

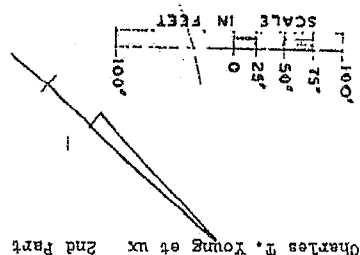
STATE OF Florida

COUNTY OF Pine Hills, TO-WIT:

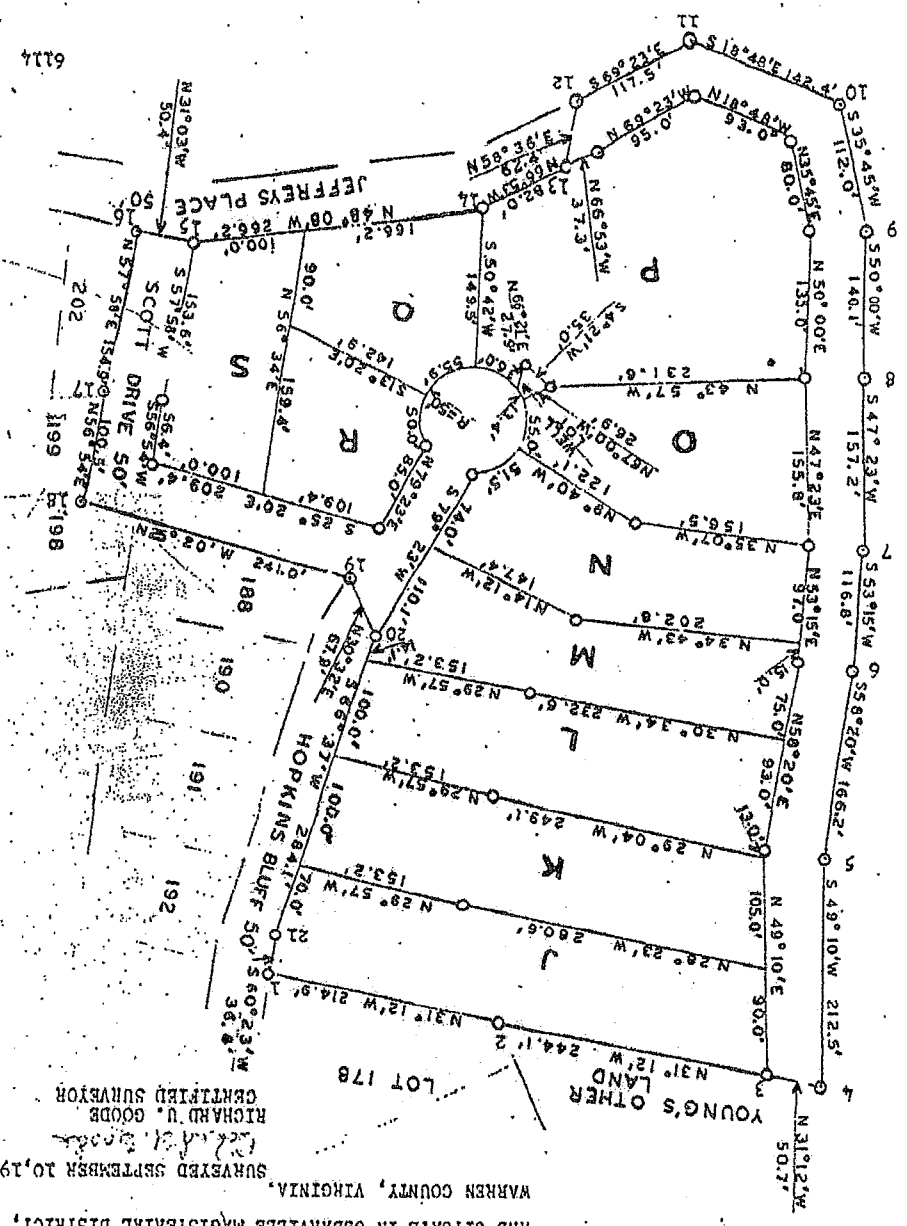
I, John F. Hill, a Notary Public in and for the County of Pine Hills in the State of Florida, do hereby certify that H. J. Frank, whose name is signed as Secretary of C. M. F. Realty Corporation, and whose name is signed to the foregoing instrument dated the 21st day of September, 1965, has on this day personally appeared and acknowledged the same before me in my County and State aforesaid.

My commission expires on the 17 day of Nov, 1965.
Given under my hand and notarial seal on this 22 day of September,

RESUBDIVISION OF A PORTION
OF
MOUNTAIN LAKE SECTION
SHEMAMDOAH FARMS
BY
C.M.P. REALTY CORPORATION
LOCATED ABOUT ONE MILE EAST OF HONOLULU
AND SITUATE IN CEDARVILLE MAGISTERIAL DISTRICT,
WARREN COUNTY, VIRGINIA.
SURVEYED SEPTEMBER 10, 1965
RICHARD U. GOODE
CERTIFIED SURVEYOR



BOOK 142 PAGE 232
Robert B. Young et ux (Judy K. Flynn et vir) First Part
TO DEED
Charles T. Young et ux 2nd Part
Deed Book 142 Page 230



o. 193

Id. 10-10-61
abt. Young
31 King St.
eesburg, Va.

FOR PLAT. FOR PLAT.
Book 3 Page 24 Book 3 Page 25

THIS DEED OF DEDICATION, is hereby made this 28th day of September, 1961, by Robert B. Young and Barbara F. Young, his wife,

WITNESSETH, that

WHEREAS, the said Robert B. Young and Barbara F. Young, his wife, are the owners of a certain tract or parcel of land situate, lying and being in Warren County, Virginia, containing 310 acres, more or less, and being the same land purchased from Hite et ux; and

WHEREAS, the said Robert B. Young and Barbara F. Young, his wife, being desirous of subdividing a portion of said land into lots and streets and public ways, having caused the same to be surveyed by Richard U. Goode;

AND, WHEREAS, the said Richard U. Goode, Certified Land Surveyor, has prepared a plat of said subdivided land containing his surveyor's certificate thereto affixed, which said plat is hereto attached and expressly made a part of this Deed of Dedication; said subdivision to be in two parts and known as "Shenandoah Farms, River View Section, Part One" and "Shenandoah Farms, River View Section, Part Two", the said hereto attached two plates having been made in conformance with the Statutes of the Commonwealth of Virginia;

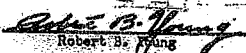
NOW, THEREFORE THIS DEED OF DEDICATION

WITNESSETH: That for and in consideration of the premises, the said parties hereto, the sole owners of the hereinbefore described tract of land, do hereby subdivide said tract of land into lots and streets and public ways, as shown on plats of said tracts of land hereto annexed and made a part hereof, and do hereby dedicate said subdivision, to be known as "Shenandoah Farms, River View Section, Part One" and "Shenandoah Farms, River View Section, Part Two" said subdivision in more particularly shown on plats attached and made a part hereof, made by Richard U. Goode, Certified Land Surveyor; and the said owners do hereby state that the said subdivision of the said tracts of land known as "Shenandoah Farms, River View Section, Part One" and "Shenandoah Farms, River View Section, Part Two", as the same appears on the said plats hereto attached and made a part hereof are made with the free consent and in accordance with the desire of the undersigned owners, Robert B. Young and Barbara F.

Young, Wife & Davon
Attorneys At Law

Young, his wife, and in accordance with the law

IN WITNESS WHEREOF, the owners hereto have hereunto affixed their signatures and seals:


Robert B. Young (SEAL)


Barbara F. Young (SEAL)

STATE OF VIRGINIA,
COUNTY OF CLARKE, to-wit:

I, a notary public, in and for the State and County, aforesaid, do hereby certify that this day personally appeared before me in my State and County Robert B. Young and Barbara F. Young, his wife, whose names are signed to the foregoing and hereunto annexed Deed of Dedication dated September 28, 1961, and each then and there acknowledged the same.

Given under my hand this 28 day of September, 1961.

Diwane D. DeHaid
Notary Public

My commission expires: August 22, 1965.

VIRGINIA: In the Clerk's Office of the Circuit Court of Warren County
The foregoing writing, with certificate annexed, was presented and
admitted to record this 29 day of September, 1961, at 2:45 o'clock P.M.
State Tax _____ County Tax _____ T. Fee _____ Rec. Fee 3.00 Plat 42.50
Tester *Julian J. Smith* Clerk

SHF - 202

FOR PLAT,
Book 119 Page 317

THIS DEED, Made this 19th day of September, 1961,
by and between C. E. Leaden and Josephine E. Leaden
Grantor (even though more than one), and the TOWN OF FRONT ROYAL, VIRGINIA
Grantee,

WITNESSETH that for and in consideration of the sum of One Dollar and for other good and valuable consideration, receipt of which is hereby acknowledged, the grantor doth hereby grant and convey to the grantee the perpetual right and easement to construct, reconstruct, alter, operate and maintain, and to keep same free from encroachments, a portion of State Highway Route 247, at the east corporate limits of Front Royal, about 1 miles of in Warren County, Virginia, and upon and across the lands and property of the grantor, the area embracing the said easement being shown outlined in red on a copy of a sketch annexed hereto as a part hereof and recorded simultaneously herewith in the State Highway Plat Book.

The grantor covenants and agrees for himself, his heirs, assigns and successors, that the consideration aforementioned ^{as set out} shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, operation and maintenance of said Route.

WITNESS the following signatures and seals:

Note: It is agreed that grantee will make fence to reasonable location specified by grantor.

C. E. Leaden (SEAL)
Josephine E. Leaden (SEAL)
(SEAL)

No. 194

Wld. 10-10-61
Town Mgr. Off.
Front Royal,
Va.

W. 82
 Dec. 1-1-66
 Man. Shores
 Page 2
 Front Royal, Va.

BY THIS DEDICATION and pursuant to the pertinent provisions of the Code of Virginia, 1950 the fee simple title to all of the portions of the said real estate set apart for streets, alleys, easements or other public uses is vested in Warren County, Virginia, but the said undersigned owners and proprietors of the said real estate reserves to themselves, their successors and assigns the right to lay, maintain and use thereon sewer, gas, water and electric lines, pipes and conduits and to erect, use and maintain thereon telephone, telegraph and electric light poles, wires, fixtures and conduits.

THE FOREGOING subdivision as appears on the said attached plat and survey is with the free consent and in accordance with the desire of the said undersigned owners and proprietors of the said real estate.

FOR THE PURPOSE of increasing the value and desirability of the said subdivision the said undersigned owners and proprietors of the said real estate do establish and create the following building and other restrictions which shall be binding upon the purchaser or purchasers of all of the lots in the said subdivision, and their successors and assigns and shall have the effect of covenants running with the said real estate, it being the purpose of this instrument to specifically refer to these restrictions in all deeds to the said lots in the said subdivision of the said real estate and to therein incorporate the same, which restrictions and conditions are to cover all of the lots lying within the said subdivision delineated and set forth upon the said plat and survey entitled Shenandoah Farms, Mountain View Section, Part I, prepared by Richard U. Goode, Certified Land Surveyor, dated December 17, 1965 and duly recorded in the Clerk's Office of the Circuit Court of Warren County, Virginia as follows, to-wit:

1. All of the lots in the said subdivision shall be limited to residential purposes only, and no structure shall be erected, altered, placed or permitted to remain on any building lot other than one detached single family dwelling and private garage structure which must conform generally in appearance and material with any dwelling on the said lot.

2. No lot shall be resubdivided into building lots, nor shall any building be erected on any residential building lot having an area frontage less than that shown and delineated upon the said plat.

3. No trailer or trailers shall be permitted to be moved onto or in any manner used on any lot in the said subdivision. No structure shall be permitted to be moved on to any lot unless it meets with approval of the owners of a majority of the lots in the said subdivision.

4. No construction having an area of less than 500 square feet shall be placed, moved or erected in any manner on any lot in the said subdivision.

5. If any of the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants and restrictions herein set forth before January 1, 1986, it shall be lawful for any other person or persons holding any other lot in the said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing or to recover damages or other relief for such violations. The invalidation of any of these covenants by judgment or court order shall in no wise effect any of the other provisions of this said instrument which shall remain in full force and effect.

THE UNDERSIGNED Richard N. Brooke is the Trustee under the certain deed of trust dated the 18th day of June, 1965 and of record in the said Clerk's Office of the Circuit Court of Warren County, Virginia in Deed Book 110 at Page 160, and the said Richard N. Brooke, enters into and executes this said instrument under the terms of the said deed of trust in order that the said real estate so encumbered by the said deed of trust may be subdivided and so that any and all roads and right-of-ways contained in the aforesaid subdivision may be dedicated to public use free from the lien of the said deed of trust.

WITNESS the following signatures and seals on this 17th day of January, 1966.

Robert B. Young, Trustee (SEAL)
ROBERT B. YOUNG, TRUSTEE
Judy Y. Flynn, Trustee (SEAL)
JUDY Y. FLYNN, TRUSTEE
Richard N. Brooke, Trustee (SEAL)
RICHARD N. BROOKE, TRUSTEE

STATE OF VIRGINIA

COUNTY OF WARREN, TO-WIT:

I, DUANE B. Dillard, a Notary Public in and for the County of WARREN in the State of Virginia, do hereby certify that Robert B. Young, Trustee, and Judy I. Flynn, Trustee, whose names are signed to the foregoing instrument have on this day personally appeared and acknowledged the same before me in my County and State aforesaid.

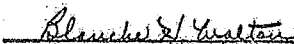
My commission expires on the 15th day of JUNE, 1969.Given under my hand on this 25th day of January, 1966.

 NOTARY PUBLIC

STATE OF VIRGINIA

COUNTY OF WARREN, TO-WIT:

I, Blanche H. Yurston, a Notary Public in and for the County of Warren in the State of Virginia, do hereby certify that Richard N. Brooke, Trustee, whose name is signed to the foregoing instrument has on this date personally appeared and acknowledged the same before me in my County and State aforesaid.

My commission expires on the 29th day of July, 1969.Given under my hand on this 14th day of February, 1966.

 NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of the Circuit Court of Warren County The foregoing writing, with certificate annexed, was presented and admitted to record this Feb. 14, 1966, at 2:55 o'clock PM.
 State Tax _____ County Tax _____ T. Fee _____ Rec. Fee 5.00 Plat. 4.25
 Teste Betty S. Redaieles Dep. Clerk

BOOK 268

PAGE 473

Ex. 2-10-79
Feb 9-10-79
Shenandoah Farms
Rt. 1, Box 187-A
Wayce, Va.

ONLY M.L.S. II, III, IV, V, VI, VII; MT. VIEW I, II, III, IV, V; R.V. VI

SHENANDOAH FARMS, R.F.D. 3, BOX 180, FRONT ROYAL, VIRGINIA 22630

THIS DEED, made this 29th day of February, 1976, by and between SHENANDOAH FARMS INC., formerly known as

R. B. YOUNG, INC., a Virginia Corporation

of the one part, hereinafter called the Grantors (even though only one) and ROBERT W. BRYAN and GRACIELA I. BRYAN, his wife,

of the other part, hereinafter called the Grantees (even though only one).

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable consideration, receipt of which is hereby acknowledged, the Grantors do grant and convey unto the Grantees with general warranty of title as tenants by the entireties with the common law right of survivorship and not as tenants in common, all that lot or parcel of land situate, lying and being in Shenandoah Magisterial District, Warren County, Virginia, and designated as lot number(s)

One Hundred Eighty-two (182)

in the subdivision known as Shenandoah Farms, Mountain View

Section, Part Two (II) B, on a plat and survey recorded in the land records of the aforementioned County.

RESERVING, HOWEVER, unto Robert B. Young, Judy Y. Flynn, or John D. Flynn, Jr., Trustees, their successors and assigns, a right of way 15 feet wide along each lot side adjoining a street or road and 5 feet wide along the remaining lot sides for the purposes of construction, operation, maintenance, repair and removal of utility systems.

This conveyance is also made subject to the restrictions and easements of record affecting the aforesaid realty, including the standard easement agreements with the power company and the telephone company, and to the following lien and restrictions which are covenants real, running with the land, for the benefit of and enforceable by Robert B. Young, Judy Y. Flynn, or John D. Flynn, Jr., Trustees, their successors and assigns, and all present and future lot owners in the aforesaid subdivision, and the Grantees join in the execution of this deed to bind themselves, their heirs and successors in title to said covenants and restrictions which are as follows:

1. No construction nor improvements shall be permitted on any lot until written plans and specifications for same are submitted for examination and approval by Robert B. Young, Judy Y. Flynn, or John D. Flynn, Jr., Trustees, their successors or assigns, who shall, on receipt of said plans and specifications, forthwith approve same if they conform and are in accordance with the covenants and restrictions set forth or referred to herein.

2. No house trailer or mobile home shall be placed upon any lot. (This restriction shall not apply to any lot in River View Section, Part VI.)

3. Not more than one single-family dwelling house shall be erected on any lot. In addition, there may be erected a garage and such other buildings or structures as may be reasonably necessary for the use and enjoyment of the property for residential purposes provided that such garage and/or other structures conform generally in appearance with that of the dwelling house.

4. No dwelling house shall be erected on any lot which has a first floor of less than 400 square feet, excluding garage, carport, porches, verandas and basement.

5. No structure of any kind or nature shall be constructed closer than 15 feet from each lot line adjoining a street or road, nor closer than 10 feet from any other lot line. Where two or more adjoining lots are used for the site of one dwelling, the 10 foot set-back lines above shall apply only to the outside boundary lines of said lots.

6. All sanitation facilities installed on any lot, including, but not necessarily limited to, outside privies, toilets and toilet systems, septic tanks, and drain fields, must be constructed in accordance with local and state governmental specifications and regulations.

7. No advertising of any kind or nature shall be permitted upon any lot.

8. The Grantees, their successors and assigns, shall pay to Robert B. Young, Judy Y. Flynn, and John D. Flynn, Jr., Trustees, their successors and assigns, an amount not to exceed Fifty (\$50.00) Dollars per lot per year owned by the Grantees, their successors and assigns, determined each year by Robert B. Young, Judy Y. Flynn, and John D. Flynn, Jr., Trustees, their successors and assigns, payable in the month of January of each year, beginning January 1969. Said monies to be used solely for the maintenance, repair and improvement of the facilities in or on the area known as "Shenandoah Farms", Warren County and Clarke County, Virginia, including, but not limited to, roads, and recreational facilities, and said annual payment shall be a charge upon and running with the property herein conveyed. If the Grantees, their heirs or assigns, are in default on March 1st of any year, Robert B. Young, Judy Y. Flynn, and John D. Flynn, Jr., Trustees, their successors or assigns, may sell the property at public auction after advertisement, once a week for two (2) successive weeks, in some convenient newspaper having general jurisdiction in both Counties, and after ten (10) days written notice mailed to the last known address of the Grantees, their successors or assigns.

9. No use of firearms, except for self-defense, shall be permitted on any lot.

SHENANDOAH FARMS, R.F.D. 3, BOX 180, FRONT ROYAL, VIRGINIA 22630

10. No trucks, buses, old cars, or unsightly vehicles of any type or description, nor any vehicle which is not currently licensed may be left or abandoned on any lot or used on any street and no well shall be drilled nor any driveway constructed unless the location and specifications for same are approved by John D. Flynn, Jr. and Judy Y. Flynn, Trustees, their successors and assigns.

For a more particular description of the aforementioned restrictions and liens, reference is hereby made to Deed Book 152 at Page 181 in the aforesaid Clerk's Office.

SHEN, FARMS INC., a corporation duly chartered and incorporated under the laws of the State of Virginia, pursuant to authorization to its Board of Directors, has caused this deed to be executed, acknowledged and delivered on its behalf by John D. Flynn, Jr., President and the corporate seal affixed and duly attested thereto by Judith Young Flynn, Secretary.

Subject to aforesaid, the grantors covenant that they have the right to convey said realty to the grantees; that the said realty is free from all encumbrances; that the grantees shall have quiet enjoyment and that they will execute such further assurances thereof as may be requisite.

WITNESS the following signatures and seals:

ATTEST Judith Young Flynn (SEAL) SHENANDOAH FARMS INC.
Secretary BY John D. Flynn, Jr. (SEAL)
President
Robert W. Bryan (SEAL) Graciele L. Bryan (SEAL)

STATE OF VIRGINIA

COUNTY OF CLARKE, to wit:

I, a notary public in and for the State and County aforesaid, do hereby certify that this day personally appeared before me in my said State and County

JOHN D. FLYNN, JR., President and JUDITH YOUNG FLYNN, Secretary

whose names are signed to the affixed deed dated this 29th day of FEBRUARY, 19 76 and acknowledged the same.

WITNESS my hand and seal this 29th day of FEBRUARY, 19 76

My commission expires on the 2ND day of October, 19 76

James H. Lee
Notary Public

STATE OF VIRGINIA

COUNTY OF CLARKE, to wit:

I, a notary public in and for the State and County aforesaid, do hereby certify that this day personally appeared before me in my said State and County

ROBERT W. BRYAN AND GRACIELE L. BRYAN his wife

whose names are signed to the affixed deed dated this 29th day of FEBRUARY, 19 76, and acknowledged the same.

WITNESS my hand and seal this 29th day of FEBRUARY, 19 76

My commission expires on the 2ND day of October, 19 76

James H. Lee
Notary Public

Tax Paid
Sec 58-54 9.75
Sec 58-54.1 6.50

In the Clerk's Office of the Circuit Court of Warren County, Virginia, April 19 1976. This instrument was received and, with the certificate annexed, admitted to record.

Tolson Edmund M. Thompson

AN ORDINANCE TO AMEND AND RE-ORDAIN SECTION 177-3 OF THE WARREN COUNTY
CODE TO INCLUDE SHENANDOAH FARMS IN THE LIST OF DESIGNATED
LOCATIONS WHERE THE SHOOTING OF FIREARMS IS PROHIBITED

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Section 177-3 of the Warren County Code (Shooting Prohibited in Designated Locations) be amended and re-ordained as follows:

CHAPTER 177. WEAPONS

ARTICLE II. SHOOTING OF FIREARMS

§ 177-3. Shooting prohibited in designated locations.

- A. Except as hereinafter provided, the shooting of firearms is prohibited in the following designated subdivisions or other areas of the County which are, in the opinion of the Board of Supervisors, so heavily populated as to make such conduct dangerous to the inhabitants thereof: [Amended 3-18-1997]
- (1) Within the boundary lines of Skyland Estates Subdivision, as shown on Warren County Tax Map 23A, Sheets 1 through 6.
 - (2) Within the boundary lines of Shenandoah Shores Subdivision, as shown on Warren County Tax Map 13C, Sheets 1 and 2.
 - (3) Within the boundary lines of Aspen Hill Farms (Skyview Section), as shown on Warren County Tax Map 22A, Section 4. [Added 10-17-2000]
 - (4) Within the boundary lines of Lake Front Royal Subdivision, as shown on Warren County Tax Map 39C. [Added 4-20-2004]
 - (5) Within the boundary lines of all sections of Blue Mountain Subdivision, as shown on Warren County Tax Maps 15A; 16A; 24A, Sheets 1 and 2; 24B, Sheets 1 and 2; and 24D. [Added 11-16-2004]
 - (6) Within the boundary lines of Apple Mountain Lake South Subdivision, as shown on Warren County Tax Map 31C. [Added 5-16-2006]
 - (7) Within the boundary lines of High Knob Subdivision, as shown on Warren County Tax Maps 31B and 31B1. [Added 8-19-2008]
 - (8) Within the boundary lines of Stonewall Estates, as shown on Warren County Tax Map 11G. [Added 7-21-2009]
 - (9) Within the boundary lines of Cedarville Heights, as shown on Warren County Tax Map 13E. [Added 1-17-2017]
 - (10) Within the boundary lines of Bowling View Subdivision, as shown on Warren County Tax Maps 13 and 14C. [Added 9-19-2017]
 - (11) Within the boundary lines of Shenandoah Farms Subdivision, as shown on Warren County Tax Maps 7, 7A, 15B through 15H, 23C and 24C. [Added 8-20-2019]

State of Virginia

County of Warren, to-wit:

I, W. H. H. H. H., a Notary Public

in and for the State and County aforesaid do certify that Bruce
T. Weaver, whose name is signed to the writing above, bearing
date on the 25th day of June, 1965, has this day acknowledged the
same before me in my County and State aforesaid. My commission
expires July 15 1968

Given under my hand this June 26, 1965.

W. H. H. H. H.
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Warren County
The foregoing writing, with certificate annexed, was presented and
admitted to record this June 28, 1965 at 2:02 o'clock PM.
State Tax _____ County Tax _____ T. Fee _____ Rec. Fee 5.00 Plat _____

Teste: Betty L. Radcliff, Dep. Clerk

FOR PLAT,

Book 3 Page 158

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Robert B. Young, No. 151
Trustee, and Judy Y. Flynn, Trustee, being the owners and proprietors of a cer- OK
tain tract or parcel of real estate lying and being situate in the Cedarville Spec. G.
Magisterial District of Warren County, Virginia and containing 252.35 acres, more for plat
or less, and which was conveyed to the said Robert B. Young, Judy Y. Flynn and
Richard E. Hill, Trustees, by the deed dated May 26, 1965 from Shenandoah Farms,
Inc. and of record in the Clerk's Office of the Circuit Court of Warren County,
Virginia in Deed Book 140 at Page 219, and a portion of the said tract or par-
cel of real estate being shown on a recent plat and survey entitled Shenandoah
Farms, ~~Shenandoah Farms~~ prepared by Richard U. Goode, Certified Land
Surveyor, dated April 26, 1965 which is hereto attached, recorded along with and
made a part of this instrument, and the said undersigned owners and proprietors
of the said real estate desiring to have the said plat and survey recorded in the
said Clerk's Office of the Circuit Court of Warren County, Virginia so that deeds
may be hereafter executed with reference to the said plat and survey and the sub-
divisions of the said real estate as shown thereon does hereby adopt the said
plat and survey as a true plat and survey of the said real estate and of the sub-
divisions shown thereon.

THE SAID UNDERSIGNED owners and proprietors of the said real estate
do hereby announce the intention to hereafter make deeds to the said real estate
or any subdivision thereof and in the said deeds to refer to the said plat and
survey for the purpose of identifying the said real estate intended by the said

COMMON POLICY CONDITIONS

All Coverage Parts included in this policy are subject to the following conditions.

A. Cancellation

1. The first Named Insured shown in the Declarations may cancel this policy by mailing or delivering to us advance written notice of cancellation.
2. We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
 - a. 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
 - b. 30 days before the effective date of cancellation if we cancel for any other reason.
3. We will mail or deliver our notice to the first Named Insured's last mailing address known to us.
4. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.
5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. The cancellation will be effective even if we have not made or offered a refund.
6. If notice is mailed, proof of mailing will be sufficient proof of notice.

B. Changes

This policy contains all the agreements between you and us concerning the insurance afforded. The first Named Insured shown in the Declarations is authorized to make changes in the terms of this policy with our consent. This policy's terms can be amended or waived only by endorsement issued by us and made a part of this policy.

C. Examination of Your Books and Records

We may examine and audit your books and records as they relate to this policy at any time during the policy period and up to three years afterward.

D. Inspections and Surveys

1. We have the right to:
 - a. Make inspections and surveys at any time;

- b. Give you reports on the conditions we find; and

- c. Recommend changes.

2. We are not obligated to make any inspections, surveys, reports or recommendations and any such actions we do undertake relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:

- a. Are safe or healthful; or

- b. Comply with laws, regulations, codes or standards.

3. Paragraphs 1. and 2. of this condition apply not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.

4. Paragraph 2. of this condition does not apply to any inspections, surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.

E. Premiums

The first Named Insured shown in the Declarations:

1. Is responsible for the payment of all premiums; and
2. Will be the payee for any return premiums we pay.

F. Transfer of Your Rights and Duties Under this Policy

Your rights and duties under this policy may not be transferred without our written consent except in the case of death of an individual named insured.

If you die, your rights and duties will be transferred to your legal representative but only while acting within the scope of duties as your legal representative. Until your legal representative is appointed, anyone having proper temporary custody of your property will have your rights and duties but only with respect to that property.

SUMMARY OF PREMIUMS CHARGED

Attached to and forming part of

POLICY NUMBER: EPP 047 39 68

Effective Date: 01-01-2022

Named Insured: PROPERTY OWNERS OF SHENANDOAH FARMS, INC

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM CHARGE IS INDICATED

Commercial Property Coverage Part	\$	2,313
Commercial General Liability Coverage Part	\$	8,836
Commercial Auto Coverage Part	\$	
Commercial Umbrella / Excess Liability Coverage Part	\$	
CRIME AND FIDELITY COVERAGE PART	\$	250
	\$	
	\$	
	\$	
	\$	
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	\$	
	\$	
Terrorism Coverage	\$	86
Installment Charge	\$	
ANNUAL TOTAL PAYMENTS	\$	11,485

QUARTERLY

First Installment

Remaining
Installment(s)

*SEE BILLING STATEMENT MAILED SEPARATELY

Automobile Coverages, Employers Liability, Employment Practices Liability Coverage, Professional Liability Coverage, Terrorism Coverage and / or Wrongful Acts Coverage, if included in the policy, are subject to Annual Adjustment of rates and premium on each anniversary of the policy.

Commercial Umbrella and Excess Liability, if included in the policy, may be subject to Annual Adjustment of premium on each anniversary. Refer to the Commercial Umbrella or Excess Liability Coverage Part Declarations form to see if this is applicable.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

IA 102 A 09 08

Ice Event (sleet, freezing rain)

- Application of abrasives to icy hills and turns. Primary abrasive application will be performed by sanitary district vehicle(s), use of contract equipment for application may be needed depending upon severity of icing. Contract equipment with abrasive application capability needs to be alert and ready for possible call out.

Minor Snow Event (forecast 4" or less)

- Snow removal on an as needed basis. Ice control after snow event. Primary snow removal and abrasive application will be performed by sanitary district vehicle(s), use of contract equipment for snow removal may be needed depending upon severity of storm. Contract equipment needs to be alert and ready for possible call out if snowfall amounts increase.

Snow Event (forecast 4"-18")

- Snow removal to be performed by contract equipment with assistance from sanitary district vehicle(s). Primary snow equipment needs to be alert and available prior to snowfall. Plowing operations will commence on primary (main loop) roads after 4" accumulation. At anytime during or after event the primary roads are plowed and passable attention will be turned to secondary roads. Primary roads will take priority.
- Each piece of equipment will have an assigned area they are to perform snow removal operations on until completion. In the event a piece of equipment is unable to perform operations, equipment from an adjoining assigned area and sanitary district vehicle may assist.
- Upon completion of snow removal operations, ice control applications will commence. Primary abrasive application will be performed by sanitary district vehicle, use of contract equipment for application may be needed depending upon severity of icing.
- Heavy contract equipment (track loaders and dozers) needs to be alert and ready for possible call out if snowfall amounts increase.

Major Snow Event (18" +)

- In initial phases of storm snow removal is to be performed by contract equipment with assistance from sanitary district vehicle(s). Primary snow equipment needs to be alert and available prior to snowfall. Plowing operations will commence on primary (main loop) roads after 4" accumulation, at anytime during or after event the primary roads are plowed and passable, attention will be turned to secondary roads. Primary roads will take priority.
- Heavy equipment will be called in prior to storm and staged throughout sanitary district and ready to begin snow removal operations. Once the limit of the capabilities of primary snow removal equipment has been reached, heavy equipment will commence snow removal operations. Primary snow removal equipment will assist heavy equipment in clean up.
- Each piece of equipment will have an assigned area they are to perform snow removal operations on until completion. In the event a piece of equipment is unable to perform operations equipment from an adjoining assigned area and sanitary district vehicle may assist.
- Upon completion of snow removal operations, ice control applications will commence. Primary abrasive application will be performed by sanitary district vehicle, use of contract equipment for application may be needed depending upon

ARTICLES OF INCORPORATION
OF
PROPERTY OWNERS OF SHENANDOAH FARMS, INC., JUNE 18, 1970

AND
ARTICLES OF AMENDMENT
APPROVED BY, STATE CORPORATION COMMISSION, JULY 28, 1977
(Replacement and new items noted by vertical line in left margin)

hereby associate to form a non-stock, non-profit corporation under
a provisions of Chapter 2 of Title 13.1 of the code of Virginia, and
that end set forth the following:

- . The name of Corporation is Property Owners of Shenandoah Farms, Inc.
- . The purpose or purposes for which the corporation is organized are:
 1. To promote the health, safety, and welfare of the residents of Shenandoah Farms Subdivision and such contiguous areas in Warren and Clarke Counties as may be determined by the Board of Directors hereafter referred to as "The Properties".
 2. To provide police protection, supplement municipal services, enforce any and all covenants, restrictions and agreements applicable to The Properties to the extent enforcement thereof is vested in the Corporation, and to pay taxes, if any, on the common properties and facilities;
 3. To provide for the continued administration, maintenance, repair and improvement of the common properties and facilities;
 4. To administer the monies received under covenants contained in the deeds conveying lots in The Properties, to be used solely for the maintenance, repair and improvements of the common properties and facilities but not limited to roads and recreational facilities;
 5. To operate, manage and maintain for the use and benefit of the said property owners the common properties and facilities owned by the Corporation or made available to it, including but not being limited to, recreational facilities, educational facilities, or facilities for service of any nature, or properties acquired from any other sources;
 6. To promote a mutual acquaintance and understanding among all the said individual property owners through the promotion of educational and social functions.

7. In connection with purposes above set forth and in order to carry them out, to receive and acquire by gift, purchase, and otherwise, and to hold real and personal property, to lease and sell its holding, to make investment of its funds, to raise money by subscription campaigns or such other means as its Board of Directors may direct, to borrow money secured by deeds of trust on any of its property or otherwise, and to apply the principal or interest of all legacies, gifts and other donated property as may be directed by the donor, or as the Board of Directors of the Corporation may determine in the absence of such direction, and finally, to take such other steps as the Board of Directors deems requisite, and as are permitted by law for corporations of similar class, and to have all of the powers with which such other corporations are endowed.
8. All members of the corporation shall be of one class, and all persons holding a fee simple interest in real property lying within the subdivisions of Shenandoah Farms, who make application therefor, and who pay annually a membership and activity fee as determined by the Board of Directors shall be members. Upon termination of said interest or failure to pay said fee as prescribed, membership shall automatically cease. Such members shall be entitled to vote for members of the Board of Directors. Upon incorporation, the members of the present existing unincorporated association known as the Property Owners of Shenandoah Farms, shall ipso facto become members of this corporation.
9. The post office address of the initial registered office is Route 3, Box 1040, Front Royal, Virginia. The name of the county in which the initial registered office is located is Warren County, Virginia. The name of its initial registered agent is Roy E. Sapp who is a member of the Board of Directors.
10. The Board of Directors may, following the absence of any Director from three consecutive meetings of the Board of Directors, remove such Director from office and appoint a director to fill the vacancy.
11. The number of Directors constituting the initial Board of Directors is nine (9) and the name and addresses of the persons who are to serve as the initial Directors are:

NAME	ADDRESS
Kathy Cook	Rt. 3, Box 1040, Front Royal, VA 22630
Michael Caghan	Same as above
Kathleen Hobbs	Same as above
Margie Theis	Same as above
Diane Caghan	Same as above
William Moriarty	Same as above
Al Harrington	Same as above
Charles Dymford	Same as above
Teresa Krawczyk	Same as above
Ed Ferguson	Same as above
Dottie DeVoss	Same as above
John Harris	Same as above

ARTICLES OF AMENDMENT
OF

PROPERTY OWNERS OF SHENANDOAH FARMS, INC.

1. The name of the Corporation is Property Owners of Shenandoah Farms, Inc.

2. Paragraph (b) of the Articles of Incorporation shall be deleted and in its place the following paragraph is adopted:

(1) To promote the health, safety, and welfare of the residents of Shenandoah Farms Subdivision and such contiguous areas in Warren and Clarke Counties as may be determined by the Board of Directors hereafter referred to as "The Properties";

(2) To provide police protection, supplement municipal services, enforce any and all covenants, restrictions and agreements applicable to The Properties to the extent enforcement thereof is vested in the Corporation, and to pay taxes, if any, on the common properties and facilities;

(3) To provide for the continued administration, maintenance, repair and improvement of the common properties and facilities;

(4) To administer the monies received under covenants contained in the deeds conveying lots in The Properties, to be used solely for the maintenance, repair and improvements of the common properties and facilities but not limited to, roads and recreational facilities;

(5) To operate, manage and maintain for the use and benefit of the said property owners the common properties and facilities owned by the Corporation or made available to it, including, but not being limited to, recreational facilities, educational facilities, or facilities for services of any nature, or properties acquired from any other source.

RECEIVED 1955 1 3 15

(6) To promote a mutual acquaintance and understanding among all the said individual property owners through the promotion of educational and social functions;

(7) In connection with purposes above set forth and in order to carry them out, to receive and acquire by gift, purchase, and otherwise, and to hold real and personal property, to lease and sell its holding, to make investment of its funds, to raise money by subscription campaigns or such other means as its Board of Directors may direct, to borrow money secured by deeds of trust on any of its property or otherwise, and to apply the principal or interest of all legacies, gifts and other donated property as may be directed by the donor, or as the Board of Directors of the Corporation may determine in the absence of such direction, and finally, to take such other steps as the Board of Directors deems requisite, and as are permitted by law for corporations of a similar class, and to have all of the powers with which such other corporations are endowed.

3. The Articles of Incorporation are amended by the addition of the following paragraphs:

(b) The Corporation may be dissolved only with the assent given in writing and signed by more than two-thirds of the membership. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets shall be mailed to every member not less than twenty-five (25) days nor more than fifty (50) days in advance of any action taken. Upon dissolution of the Corporation, the assets, both real and personal of the Corporation, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practical the same as those to which they

The initial by-laws of the corporation shall be adopted by its Board of Directors.

The Corporation may be dissolved only with the assent given in writing and signed by more than two-thirds of the membership. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets shall be mailed to every member not less than twenty-five (25) days nor more than fifty (50) days in advance of any action taken. Upon dissolution of the Corporation, the assets, both real and personal of the Corporation, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practical the same as those to which they were required to be devoted by the Corporation. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes as nearly as practical the same as those to which they were required to be devoted by the Corporation. No such disposition of corporation properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to The Properties unless made in accordance with the provision of such covenants and deeds.

One-tenth of the members of the Corporation shall constitute a quorum of the membership.

STANDING RULES
OF
SHENANDOAH FARMS, INC
(ADOPTED, REVISED AND EFFECTIVE AS OF December 20TH, 2018)

The following constitute a set of standing rules of Property Owners of Shenandoah Farms, Inc. adopted December 20th, 2018, September 6th, 2008, December 21st 2004, July 15th 1978, and August 29th 1979 in conformity and compliance with Article XII of the BYLAWS:

I. The responsibilities of the Standing Committees of Property Owners of Shenandoah Farms, Inc are as listed below;

- A. **FINANCE COMMITTEE:** The Finance Committee shall be responsible for preparing an annual POSF and maintenance fund budget for the use of the funds of the corporation, and for making an annual audit of the accounts of the treasuries at the end of the fiscal year. Fiscal year shall be July 1-June 30. The treasurer shall be an ex officio member of the committee.
- B. **ROAD COMMITTEE:** The Road Committee shall be responsible for coordination with the Warren County Sanitary District Manager at a minimum of once per year to review the comprehensive plan for Capital Improvement. The results of this meeting shall be presented to the Property Owners of Shenandoah Farms Board of Directors, the advisory group to the Warren County Board of Supervisors.
- C. **RECREATION COMMITTEE:** The purpose of the Recreation Committee is to monitor and organize any activities or programs sponsored by Property Owners of Shenandoah Farms. The Chairperson is responsible for rendering a written or oral report monthly of the group and its anticipated plans, activities and goals. The Chairperson shall be responsible for preparing an annual activity program and submitting it for approval to the Board of Directors no later than 30 days prior to the July General Meeting. When the program is approved, the Committee shall be responsible for the execution of the approved program. All expenditures of funds shall be with the annually approved budget or as may be supplemented by the Board of Directors. Receipts will be obtained for all expenditures and reports. Such receipts will be filed with the Treasurer on a monthly or activity basis for reimbursement. A petty cash fund may be established when deemed necessary by the Board.
- D. **PUBLIC RELATIONS COMMITTEE:** The purpose of the Public Relation Committee is to organize and obtain current events and updated information for the Property Owners Shenandoah Farms newsletter which should be published and distributed at least once per year. Public Relations is responsible for any media relations needed or required by the Board of Directors to include newspaper ads run to advertise any necessary information required by the Property Owners Shenandoah Farms Board of

Directors. Public Relations is responsible for updating and maintaining the all Property Owners Shenandoah Farms social media outlets.

- E. **PLANNING COMMITTEE:** The Planning Committee is responsible for a plan or plans for maintenance and improvement of Shenandoah Farms community. The plan or plans are to be approved by the Board of Directors. The plan will be used as a guide to the growth of the community. The Planning Committee will prepare and periodically and annually update a Master Plan. The title of this plan shall be the Shenandoah Farms Comprehensive Plan (year).
 - F. **COMMON PROPERTIES COMMITTEE:** The Common Properties Chairperson shall maintain and supervise all contractors or subcontractors responsible for maintenance of common areas. Visit common properties frequently to observe necessities. This Committee is also responsible for obtaining and scheduling security services as needed for the common areas and overseeing the security progress or issues. Also, this Committee shall recommend policy to the Board of Directors regarding security and safety of the community and providing reports to the Board of Directors on activities on a periodic basis.
 - G. **NOMINATING COMMITTEE:** The duties and responsibilities of the Nominating Committee are specified in the By Laws of the Property Owners of Shenandoah Farms.
- II. It shall be the duty of any Committee to receive complaints from members on any matter involving the organization, functions, duties and activities within its field of responsibility. It shall dispose of such complaints unless it involves a matter having no written policy or precedent, which must be referred to the Chairman of the Board of Directors with appropriate comments and/or recommendations. Responses with no written policy or precedent, shall be cleared with or via the Board of Directors Chairman.
 - III. The responsibilities and duties of the Officers, Employees, and Board of Directors of the Corporation are listed below:

- A. **EXECUTIVE BOARD OF DIRECTORS:** They shall carry out annual elections of Board members, establish and maintain a list or roster of persons interested in serving on the Board of Directors, (this listing or roster will be used to fill vacancies arising during the year as well as providing a means of developing a slate of candidates for election, to fill vacancies of the Board members whose terms expire at the annual meeting). Each prospective Board member must be of legal age and a member of POSF. Personal resumes of the background and/or interests of prospective Board members may be required. Also, the Board shall maintain a listing of the incumbent Board of Directors and indicate their terms of office and expiration dates. The Board of Directors shall establish the necessity for adequate fidelity bonds for the faithful

performance of the duties of the Treasurer or Assistant Treasurer and shall see that the premium to be paid thereof comes from the corporate funds. Duties of the Executive Board also include but are not limited to the following:

1. Take complaints from property owners and refer to appropriate Standing Committee or Board of Directors.
2. Abide by and enforce all rules & regs, code of conduct & ethics and all other documents of the corporation.
3. All other duties as assigned.

B. CHAIRMAN: The Chairman is to preside over the meetings and is to be well versed in the By-laws and other rules of POSF. He should also have knowledge of parliamentary law. The duties are as follows:

1. Open meeting at appointed time, having determined that a quorum is present.
2. To announce in proper sequence the business of the meeting.
3. Recognize members who are entitled to the floor.
4. To state and put to vote all motions that arise and to announce the result.
5. To refuse to recognize frivolous motions.
6. To enforce the rules relating to debate, order, and decorum within the meeting.
7. To expedite business.
8. To decide all questions of order, subject to appeal.
9. To authenticate by his signature, when necessary, all acts, orders, and proceedings of the POSF.
10. To declare the meeting adjourned when the assembly so votes or at the prescribed time.
11. To be co-signer on the checks of the corporation.

C. VICE CHAIRMAN: The Vice-Chairman serves in the Chairman's absence. He should also be familiar with the by-laws and other rules of Property Owners Shenandoah Farms. In the event of the resignation of the Chairman, the Vice-Chairman will automatically become Chairman for the unexpired term.

D. EXECUTIVE SECRETARY: The duties of the Executive Secretary are to oversee the functions of the Property Owners of Shenandoah Farms office. (See POSF Office procedures, a separate document located in POSF office.) The Executive Secretary may have one assistant to administrate and maintain Property Owners of Shenandoah Farms office functions/duties for the Corporation. All other duties as assigned by Board of Directors.

E. TREASURER: The office of Treasurer will be a comptroller type of position. The Treasurer can have two assistants to help administrate and maintain financial records of the Corporation: an Assistant POSF Treasurer, and/or an Assistant Maintenance Fund Treasurer and Administrator. The Treasurers duties are to include the following:

1. Shall have custody of all funds, securities, valuable papers and other assets of the Corporation, subject to such limitations and control as may be imposed by the Board of Directors. All documents shall remain in Property Owners of Shenandoah Farms office filed accordingly. Corporation documents are never to leave the Property Owners of Shenandoah Farms office under any circumstances unless agreed by Board of Directors.
2. The Treasurer will have the authority for countersigning all checks issued by the Corporation, with the further authority to delegate such authority as deemed necessary.
3. Prepare, send and record maintenance fund billings.
4. Record and deposit receipts for Property Owners of Shenandoah Farms.
5. Assuring that all expenditures of the Corporation are within the approved budget or the budget as may be amended, or in conformance with expenditures approved by the Board of Directors by resolution or motions. Authority for the expenditure of funds within the approved budget is hereby granted the Treasurer.
6. Shall prepare or have prepared such financial statements and tax returns as are required by law.
7. Responsible to see that all funds of the Corporation shall be deposited within a reasonable time of their receipt and in an institution where the deposits are

insured by the Federal Deposit Insurance Corporation.

8. Prepare or have prepared such financial statements and tax returns as are required by law.
9. See that all funds of the Corporation shall be deposited within a reasonable time of their receipt and in an institution, the deposits of which are insured by the Federal Deposit Insurance Corporation.
10. The treasurer shall be a member ex-officio of the Finance Committee.

F. DIRECTORS: All other elected or nominated Board members are called directors with duties as indicated.

1. Represent the area in which he lives unless otherwise appointed.
2. Direct complaints through proper channels.
3. Sit on committees as necessary and make reports at the regular and general meetings.
4. Other duties as determined by the Board.
5. Any Director who wishes to resign shall submit his resignation in writing to the Secretary who will present it to the Board for action.

IV: Code of Ethics

A. A Code of Ethics is a set of standards, rules, guidelines, and values that govern and guide ethical business behavior in a company, profession, or organization. The purpose is to govern the members, interactions among the members, and interactions between the members and the general public. A Code of Ethics is a written standard that is reasonably designed to deter wrong doing and to promote:

1. Honest and ethical conduct, including the ethical handling of actual and apparent conflicts of interest.
2. Full, fair, accurate, timely and understandable disclosure in reports and documents filed with or submitted to the board members, public and for any public communications.
3. Compliance with applicable laws, rules and regulations.
4. Prompt internal reporting of code violations to an appropriate person.

5. Accountability for adherence to the code.

V. Ground Rules Regarding Code of Ethics

- A. Board members shall have no financial or personal beneficial gain, either directly or indirectly with Property Owners of Shenandoah Farms, when a person is in a position to influence the Property Owners of Shenandoah Farms Board of Directors or the Community.
- B. Board members shall decline all rebates, gifts, money, or anything of value offered by anyone in regards to votes, discussions, decisions, bids, proposals etc.
- C. Board members are responsible for performing their duties in good faith and in the best interests of the community. In particular, Board members are expected to avoid activities, agreements, discussions, conflicts of interest, business investments, or other situations that materially conflict or appear to conflict with the interests of the Property Owners of Shenandoah Farms or interfere with the individual's duty to loyally serve Property Owners of Shenandoah Farms to the best of his or her ability.
- D. Any Board Member that has a conflict of interest with respects to a motion cannot vote on the motion. If a member has a direct personal or pecuniary (monetary) interest in a motion under consideration (not common to other members), the rule in RONR is that he/she should not vote on such a motion. Property Owners of Shenandoah Farms also adopts this rule. Details and examples are noted in paragraph VI.
- E. A general rule adopted is that no member should be present in the assembly when any matter relating to them is under debate review or discussion. This rule can be waived by the Board members with a majority vote of the Board members.
- F. Service to Property Owners of Shenandoah Farms should never be subordinated to personal gain and advantage.
- G. All board members should hold one another with the highest regards, be courteous and respectful to one another. Civility, politeness and respect should apply at all times.

VI. Definitions, Details & Examples of Conflict of Interest

- A. A conflict of interest exists when a member is in a position to benefit personally, directly or indirectly, from his or her relationship with an entity or person conducting business with Property Owners of Shenandoah Farms. All members have an obligation to avoid conflict, or the appearance of conflict, between their personal interests and the interests of the POSF.
- B. A conflict can occur when an individual's private interest interferes or appears to interfere with the interests of Property Owners of Shenandoah Farms.
- C. A Conflict of interest can arise when a director, officer or employee takes actions or has interests that may make it difficult to perform his or her work objectively and effectively.

- D. A conflict could arise if a director, officer or employee, or a member of his or her family, receives personal benefits as a result of his or her position in Property Owners of Shenandoah Farms. It is very important to avoid any actual or apparent conflicts of interest whenever possible. If any board member is ever in doubt of this situation, contact a chairman of the board as soon as possible for discussion.
- E. In particular, conflict of interest situations involving directors, executive officers and other members who have discretionary authority in dealing with any third party may include the following:

1. Financial Interest
2. Gifts/Gratuities
3. Relationships with Contractors and employees
4. Outside Activities
5. Certain Relationships: Typical conflict situations are the current or potential involvement of an employee, contractor or a member of his or her family, in a financial or other relationship that affects, or potentially could affect, his or her independent, unbiased judgment in the discharge of his or her duties Property Owners of Shenandoah Farms. A conflict of interest could arise, for example, from an employee's compensated service as a consultant to, or membership on a board of directors or a managerial role, with respect to an entity doing business with Property Owners of Shenandoah Farms.

VII. Code of Conduct

We will work with common objectives
We will work as a team
We will support team decisions
We will criticize ideas and not people
We will work for consensus on decisions
Silence is consent
One conversation at a time

VIII. Policy & procedures guidelines regarding the bidding process

The Process for Proposals and Bids are available for review in the Property Owners of Shenandoah Farms main office. These guidelines must be followed at all times in regards to Property Owners of Shenandoah Farms bids & contractors. The Board of Directors may vote to waive these procedures in emergency situations.

I HEREBY CERTIFY THE ABOVE TO BE AN ORIGINAL OF THE STANDING RULES OF THE PROPERTY OWNERS OF SHENANDOAH FARMS, INC. EFFECTIVE AND ADOPTED JULY 15, 1978, AUGUST 29, 1979, JANUARY 15, 1983, DECEMBER 21ST, 2004, SEPTEMBER 6TH, 2008, AND DECEMBER 20TH, 2018 AFFIRMED BY RESOLUTION OF THE BOARD OF DIRECTORS ON DECEMBER 20TH, 2018.

Seen and Agreed by All:

Dec 12/20/2018
Elaine Wink
Gloria J. Lauer
2018

Ralph A. T. Reed

Chairman

December 20th 2018

Date

Property Owners of Shenandoah Farms, Inc.



Property Owners of Shenandoah Farms, Inc.
 6401 Howellsville Road
 Front Royal VA 22630
 540-837-2068
 Shenandoahfarms@comcast.net
 www.shenandoahfarms.org

2023 – 2024 POSF BOARD OF DIRECTORS

Name	Position	Year Elected
Paul DiFranco	Ridge Director – Treasurer – Finance Chair	9/2022-9/2024
Vacant	Ridge Alternate	9/2023-9/2024
Rex Christensen	Ridge Director	9/2023-9/2024
Laura Simpson	Mt. Lake Director- Secretary	9/2022-9/2024
Doris Harrington	Mt. Lake Director- Vice Chair, Nominating Chair	9/2023-9/2025
Vacant	Mt. Lake Alternate	9/2023-9/2024
Ralph Rinaldi	Riverview Director	9/2022-9/2024
Stephanie Shaefer	Riverview Director – Recreation Chair	9/2023-9/2025
Kathleen George	Riverview Alternate	9/2023-9/2024
Tracie Lane	Mt. View Director - Chairman	9/2022-9/2024
Kathleen Mancini	Mt. View Director – PR Chair	9/2022-9/2024
Vacant	Mt View Alternate	9/2023-9/2024
Roger Roberts	At Large Director	9/2022-9/2024
Patrick Skelley	At Large Director – Common Properties Chair	9/2022-9/2024
James Riggs	At Large Director	9/2023-9/2025
Brenda Cromer Brown	At Large Director – Planning Chair	9/2023-9/2024



Property Owners of Shenandoah Farms, Inc.
6401 Howellsville Road
Front Royal VA 22630
540-837-2068
Shenandoahfarms@comcast.net
www.shenandoahfarms.org

9:00 am -- General
7:00 pm -- Executive

2024 Meeting Schedule

1-13-2024	9:00 am
1-25-2024	7:00 pm
2-10-2024	9:00 am
2-22-2024	7:00 pm
3-09-2024	9:00 am
3-21-2024	7:00 pm
4-13-2024	9:00 am
4-25-2024	7:00 pm
5-11-2024	9:00 am
5-23-2024	7:00 pm
6-08-2024	9:00 am
6-20-2024	7:00 pm
7-13-2024	9:00 am
7-25-2024	7:00 pm
8-10-2024	9:00 am
8-22-2024	7:00 pm
9-14-2024	9:00 am
9-26-2024	7:00 pm
10-12-2024	9:00 am
10-24-2024	7:00 pm
11-09-2024	9:00 am
11-21-2024	7:00 pm
12-14-2024	9:00 am
12-26-2024	7:00 pm

Property Owner Concern Form

District: ML, MV, RV, RD

Section: _____

Lot#: _____

Address: _____

Name: _____

Nature of concern/complaint: _____

Property Owner Signature: _____ Date: _____

Contact number: _____ Alt number: _____

Acknowledgement Chain

District Representative: _____

Committee Chairman: _____

cc:

Chairman

Office copy – filed in property owners file

If Road complaint – file copy in road file



COUNTY OF WARREN

County Administrator's Office
Warren County Government Center
220 North Commerce Avenue, Suite 100
Front Royal, Virginia 22630
Phone: (540) 636-4600
FAX: (540) 636-6066
Email: dstanley@warrencountyva.net

Douglas P. Stanley
County Administrator

BOARD OF SUPERVISORS

00000000

CHAIRMAN
Daniel J. Murray, Jr.
*North River
District*

VICE CHAIRMAN
Thomas H. Sayre
*Shenandoah
District*

Tony F. Carter
*Happy Creek
District*

Archie A. Fox
*Fork
District*

Linda P. Glavis
*South River
District*

Dear Prospective Property Owner:

Since July 1, 2010, the Shenandoah Farms Sanitary District (SFSD) has been under the operational control of Warren County. The Board of Supervisors also appointed the Property Owners of Shenandoah Farms (POSF) Board of Directors as an Advisory Board for the Sanitary District to assist the County in management of the District.

The County has direct management and oversight of the road system and dam properties. The POSF Board is responsible for the maintenance and upkeep of park facilities, the lakes, the community center, and other common properties.

The Sanitary District is under the direct oversight of the Warren County Administrator's Office. Deputy County Administrator Robert "Bob" Childress continues to provide oversight of daily operations. Before being employed with the County, Bob had worked for the Virginia Department of Transportation for 22 years, including 12 as Assistant Residency Administrator for the Luray Residency which covered Clarke, Page, and Warren Counties. Bob knows the roads of Warren County and Shenandoah Farms having worked on rural addition projects in Shenandoah Farms in the past. The County continues to track and charge the Sanitary District for administrative oversight, maintenance staff time, and equipment as we have done in the past.

Timmy Lentz, Working Foreman, continues to do an outstanding job in this position and provides a presence in the district on a daily basis. County Public Works staff and equipment have been brought in as needed, especially on larger projects. In addition, Public Works and Solid Waste staff and equipment are routinely used to assist during snow removal and emergency response operations. During the major ice storm last winter, we also utilized a Parks and Recreation crew in the High Top area to assist with road clearing and brush chipping operations.

*Front Royal-Warren County
Rivers of Opportunity-Mountains of Success*

Work continues on improvements to the Shenandoah Farms Sanitary District. This past year saw the completion of two rural addition road improvement projects:

- Rural Addition Project – Tomahawk Way – Phase II – Rural Addition CIP VDOT Priority #1 - 0.25 miles (Mountain View Section). Project improved existing road to minimum VDOT standards.
- Rural Addition Project – Old Linden Road – Phase I – Rural Addition CIP Internal Priority #2 - 0.11 miles (Mountain View Section). Project improved existing road to minimum VDOT standards.

These improved roadway sections have been added to the State Highway System for maintenance and will allow Sanitary District funds to be used to maintain and improve other roads.

As part of the management oversight, in 2013 we developed a Capital Improvement Plan (CIP) to address much needed improvements throughout the Sanitary District. The CIP is reviewed and updated annually to reflect the current needs of the District. The plan takes into account the public's input, traffic patterns and counts, the history of and ongoing problem maintenance areas, and input from the POSF Board. The CIP was developed with the following goals:

- Address needs for the next 10 years and update annually
- Address any safety issues and/or hazards
- Try to leverage as much funding, primarily through VDOT's Revenue Sharing Program, as possible to upgrade roadways in order to turn them over to the State for maintenance. This should ultimately reduce the roadway mileage the Sanitary District maintains and thus the maintenance budget
- Focus improvements on the higher volume roadways and more densely populated areas so as many residents as possible will see benefits
- Address ongoing maintenance problem areas where routine maintenance replacement efforts simply do not address the issues

The Road and Drainage Study and Capital Improvement Plan provide residents of the Shenandoah Farms Sanitary District with a preview of upcoming work that will be undertaken to improve the infrastructure of the Sanitary District in the coming years. The documents are available on the Sanitary District website at <http://www.warrencountyva.net/sfsd>. These planning efforts reinforce the County's commitment to long-term investment in the Sanitary District's infrastructure.

At this point we are looking to construct the following projects over the next two years:

Summer/Fall 2020

- Rural Addition Project – Old Oak Lane, Phase IV – Rural Addition CIP VDOT Priority #2 – 0.44 miles (Timberline/Camels Back Sections) – \$998,250. Project would improve existing gravel road to minimum VDOT standards.
- Rural Addition Project – Huck Finn Drive, Phase I – Rural Addition CIP Internal Priority #6 - 0.07 miles (Mountain Lake Section) - \$122,000. Project would improve existing road to minimum VDOT standards.
- Selected “in-house” projects approved in the CIP

Summer/Fall 2021

- Rural Addition Project – Youngs Drive, Phase II – Rural Addition VDOT Priority #3 – 0.47 miles (Riverview Section) – \$485,000. Project would improve existing gravel road to minimum VDOT standards.
- Rural Addition Project – Old Oak Lane, Phase IV – Rural Addition VDOT Priority #V – 0.44 miles (Camels Back/Mountain Lake Sections) – \$998,250. Project would improve existing gravel road to minimum VDOT standards.
- Selected “in-house” projects approved in the CIP

Since the County has assumed oversight and management of the Sanitary District, we have tried to keep direct spending on road maintenance to a minimum in order to divert additional dollars to improvement projects *without* sacrificing service levels. In FY 2017-2018, the Sanitary District spent \$148,631.15 on road maintenance (not including staff labor). In addition, work was completed on the following drainage projects in the sanitary district:

FY 2017-2018:

New culvert installs on Briar Lane, Reid Drive, Goode Drive, Thompson Mill Road, Hightop Road, and a pipe extension on Drummer Hill Road. Stream bank restoration work along Old Oak Lane.

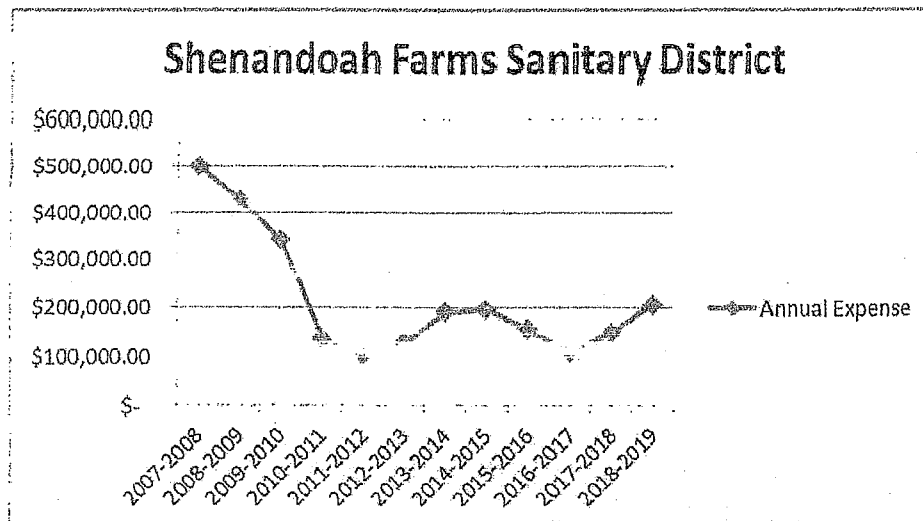
FY 2018-2019:

New culvert installs on Reynolds Drive and Walker Farm Drive. Major repair on double line of 60” culverts on Drummer Hill Road at the Venus Branch stream crossing. Significant grading/ditching, and private entrance pipe replacement project on Hightop Road to address ongoing drainage issue.

In the five years since we have adopted the plan, we have been able to make over 50 pipe installations/replacements improvements.

*Front Royal-Warren County
Rivers of Opportunity-Mountains of Success*

While we are spending more in the management and oversight of the District, we hope that the dollars that we do spend on maintenance are spent wisely.



A copy of the FY 2017-2018 expenditure report has been placed on the website so that anyone can see where funds have been spent during the past fiscal year. The FY 2018-2019 numbers will be added once the audit is completed and accepted.

We continue to utilize the back parking lot area of the Shenandoah Farms Fire Department lot on Howellsville Road as a staging area for Sanitary District staff, equipment, and materials. This facility saves the Sanitary District substantial cost by not having to travel back into town every time we need a tool, different piece of equipment, or piece of pipe. During the upcoming year, we are looking to complete the site design for our planned Maintenance Facility on County-owned land near the intersection of Howellsville Road and Blue Mountain Road. The facility will include a maintenance building, equipment storage sheds, and area for the stockpiling of materials such as pipe and gravel. This facility, when completed, will provide a central location for all of the District's vehicles, equipment, and materials.

If you have any questions or concerns about the management of the Sanitary District in the meantime, please contact Mr. Childress at rchildress@warrencountyva.net or me at stanley@warrencountyva.net.

Douglas P. Stanley, AICP ICMA-CM
Warren County Administrator

Front Royal-Warren County
Rivers of Opportunity-Mountains of Success

Property Owners of Shenandoah Farms, Inc.

POSF Community Center Rental Agreement

Rate for 12-hour rental is \$150.00 for landowners/residents/renters. There is an additional cleaning deposit of \$100.00 to be refunded after the POSF office manager has inspected the building. Both fees are collected in advance of the rental date. *Please make out separate checks payable to POSF, Inc.*

- 1) Entrance into the center is through the kitchen door. The key given to you works this door. The double doors and patio door may be opened, but please make sure they are secure upon leaving the hall.
- 2) The front office is off limits to all rentals.
- 3) The phone is not to be used unless in the case of an emergency.
- 4) The key is to be returned through the mail slot in the front door of the community center (POSF office).
- 5) Please make sure that the door into the office area is closed during the party.
- 6) All trash cans are to be emptied and a clean bag placed in them. You must remove all trash off of the premises.
- 7) Each bathroom is to have a fresh roll of toilet paper placed in it at the end of the party.
- 8) Any other paper supplies that are used are to be replaced.
- 9) The floors are to be swept and mopped. Any spills on the carpet should be cleaned up. Please use the shop vac located on the facilities. You may choose to use your own vacuum; however, any damages will not be the responsibility of the P.O.S.F.
- 10) The counters and tables are to be wiped off.
- 11) All dishes, pots, or pans washed and put away.
- 12) No Smoking allowed inside the building.
- 13) Please do not stand on the chairs, they may break and you will be responsible for replacing them.
- 14) No alcohol beverages allowed on any POSF common properties at any time.
- 15) Fireplace can be used during rentals "only" if common property chairman is notified prior to rental and can meet with renter for fireplace instructions prior to rental.

During winter months, leave the gas heater in the kitchen on. You will be responsible for any damage caused by burst pipes if it is turned off.

Thank you for using the Shenandoah Farms Community Center and enjoy your party.

I, _____, do hereby agree to the rules and regulations as set forth by POSF for the rental of the Community Center. I release POSF Inc. from any and all liabilities in regard to all renters' safety and well being during this rental period.

Name	
Address	
Phone Number Home Cell	
Rental Date	
Deposit Check #	
Rental Check #	

Approved by: _____ Title: _____

6401 Howellsville Road Front Royal, VA 22630

Phone: (540) 837-2068

Fax: (540) 837-2068

www.shenandoahfarms.org

shenandoahfarms@comcast.net

Property Owner Concern Form

District: ML, MV, RV, RD

Section: _____

Lot#: _____

Address: _____

Name: _____

Nature of concern/complaint: _____

Property Owner Signature: _____ Date: _____

Contact number: _____ Alt number: _____

Acknowledgement Chain

District Representative: _____

Committee Chairman: _____

cc:

Chairman

Office copy – filed in property owners file

If Road complaint – file copy in road file

DECAL REQUEST AND VEHICLE REGISTRATION FORM

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

District: _____ Section: _____

Lot #: _____

☐ I am current with all taxes and fees.

☐ I have a change of address, please make the necessary corrections for your files.

☐ I have a tenant residing in my property in Shenandoah Farms, please forward a newsletter to the following address:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

VEHICLE REGISTRATION FORM

Year	Make	Model	Color	Tag Number

Decals are \$5 each in Warren County, \$25 each for Clarke county residents. Visitors passes are \$10 each, a visitor pass allows the residents visitor to park at common properties along with residents vehicle. Resident must be present with all guests, this is for Community Safety purposes. All Checks payable to POSF Inc.

☐ Please mail me a decal for each of the vehicles listed above.

☐ These are the vehicles of my tenants. Please forward decals to the following address:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Please mail or drop by :

P.O.S.F., Inc.

6401 Howellsville Road

Front Royal, VA 22630

