



April 11, 2016

Magnolia Ridge at Virginia Center Property Owners Association, Inc.
Mr. Tim Parent, President
c/o Community Partners of Virginia
Mr. Kenneth L. DeMarest, Community Manager
10800 Midlothian Turnpike, Suite 305
Richmond, VA 23235

RE: Commitments - River Mill Rezoning

Dear Mr. Parent and Mr. DeMarest:

This letter will serve to memorialize HHHunt's commitments to the Magnolia Ridge at Virginia Center Property Owners Association, Inc. (the "MRPOA") related to the River Mill rezoning. Provided that the River Mill rezoning is approved as requested, and with only those conditions agreed to by HHHunt prior to final Board of Supervisors' action, HHHunt agrees to the following:

1. HHHunt, its successors or assigns ("HHHunt") shall, prior to the commencement of construction of the Woodman Road Extension behind the adjacent homes located along portions of Peterfield Lane, Atkins Grove Court and Pruett Court, construct at its cost a 7' privacy fence (or a comparable fence in a style compatible with the overall design of the River Mill community and entrance), as permitted by Henrico County (the "MR Fence"). The MR Fence shall run along the Woodman Road extension in generally the location depicted on the attached Exhibit A.
2. Upon completion of all four lanes of the Woodman Road Extension along the MRPOA's common area, HHHunt shall install landscaping (the "MR Landscaping") in keeping with the landscaping provided along the River Mill common area on the opposite side of the road.
3. HHHunt shall maintain, repair and replace MR Fence and the MR Landscaping.
4. HHHunt shall have sole discretion with regard to the overall fence and landscape designs, consistent with any stated design criteria and limitations contained herein.
5. MRPOA shall grant an easement or easements to HHHunt for placement of entrance feature monuments and/or signs in the general locations shown on Exhibit A or in such alternative locations as the parties may mutually agree. HHHunt shall bear the cost of preparation of the easement. MRPOA shall be responsible for its expenses should it seek legal representation for review of the easement.

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MR POA Letter
Commitments – River Mill Rezoning
April 11, 2016
Page 2

6. HHHunt shall assist MRPOA with the construction of an entrance feature sign, if desired by the MRPOA and permitted by the County, in the location shown on Exhibit A or in such alternative location as the parties may mutually agree. HHHunt shall contribute up to Seven Thousand Five Hundred and No Hundredths Dollars (\$7,500.00) for the cost of the sign and any sign landscaping. The balance, if any, shall be funded by the MRPOA. This provision shall expire one (1) calendar year after completion of the installation of the MR Landscaping.
7. This agreement is predicated upon the recordation of a maintenance agreement obligating HHHunt to the MR Fence and MR Landscaping maintenance, repair and replacement requirements. The agreement shall include, but shall not be limited to, provisions for MRPOA to self-help should HHHunt not perform and for MRPOA to be able to receive reimbursement for that self-help. Likewise, the agreement shall provide for HHHunt's sole control of the MRPOA's common area and for MRPOA's responsibilities for its signage, if any, located therein.
8. HHHunt shall bear the cost of preparation of the maintenance agreement and shall be responsible for its recordation. MRPOA shall be responsible for its expenses should it seek legal representation for review of the agreement.

We very much appreciate the MRPOA's courtesy and cooperation in helping to shape the River Mill zoning and for its support.

Sincerely,

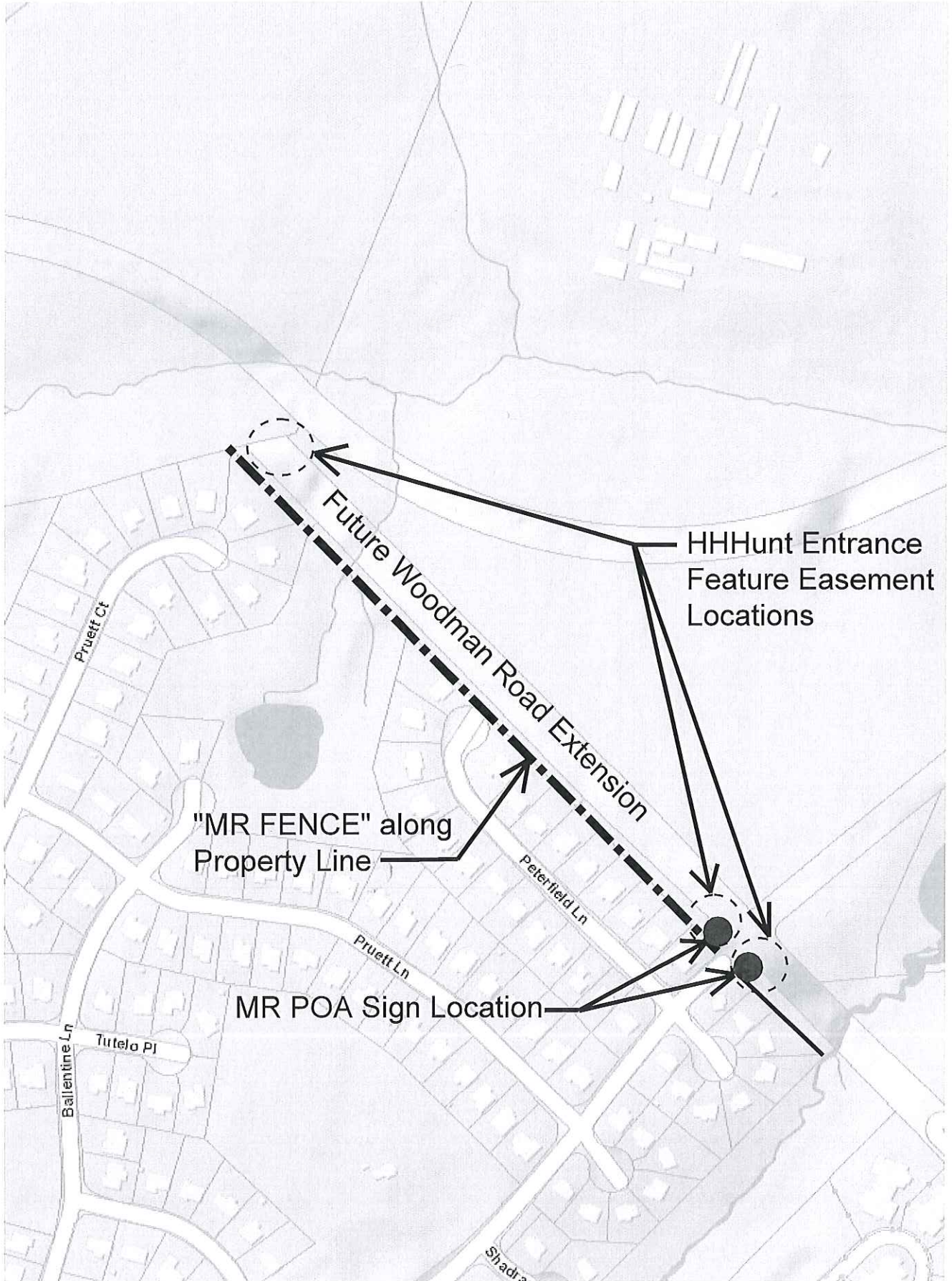


Kim B. Kacani
Senior Vice President

Enclosure: Exhibit A

cc: James W. Theobald, Esquire, Chairman, Hirschler Fleischer
R.J. Emerson, Jr., Director of Planning, Henrico County
Seth Humphreys, County Planner IV, Henrico County

Exhibit A



HBK
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