

AGREEMENT

Utilization of the Clubhouse and Pool Amenity Site for Calendar Year 2017

In consideration of the payment of \$19,600 by the **Belews Landing HOA** to the **Belews Landing Development Company** by April 1, 2017, and the operational and management control of the amenity site during the current year by the HOA, the Development Company will provide a continuation of the exclusive use of the Clubhouse and Pool Amenity Site by the HOA for the duration of calendar year 2017, the second year of a three year subsidy arrangement.

The calculation of the annual lease fee is based on the Initial Clubhouse Assessment amount of \$200 per lot and the number of lots held by record Owners, which excludes the Declarant, as of the end of the previous year. Although 102 lots were held by record Owners as of December 31, 2016, the number 98 is utilized as the multiplier as an accommodation to the HOA board, because 4 of such lots are seriously delinquent with respect to payment of assessments.

Duties of Development Company

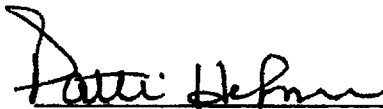
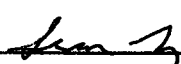
Obtain from Rockingham County a Public Swimming Pool Operating Permit during May
Arrange for Developer Onsite Manager coordination with HOA Operational Manager
Continue reporting of actual expenses on quarterly basis to HOA board
Pay for the following expenses as they are incurred:

Property taxes & Liability Insurance
Maintenance of pool (Certified Pool Operator)
Supplies required for operation of pool
Maintenance & Repairs (non-structural)
Landscaping surrounding amenity site
Utilities (gas & electric)
Phone and internet

Duties of HOA

Administer private and public use of clubhouse and pool by membership
Remit fees collected for private use of facility to development company accountant
Accomplish all other tasks incidental to operation & management of facility not listed above

Signatures:

	<u>2-28-17</u>		<u>3-6-17</u>
Patti Hefner	Date	Sean Long	Date
President, HOA Board of Managers		Belews Landing Development Company	