

VOLUNTARY PROFFER STATEMENT

R18-0011

Applicant's Name: Spotsylvania Courthouse Village II, LLC ("Applicant and Owner")
Address: 10333 Southpoint Landing Blvd, 3rd Fl, Fredericksburg, Va. 22407
Project Name: The Village at Courthouse Commons
Tax Parcel: 48-A-90 as shown on Exhibit A (the "Property") Containing Approximately 3.9952 Acres
Date: December 19, 2018 (last revised July 19, 2019)

I. General Information -

Spotsylvania Courthouse Village II, LLC, its successors or assigns, hereby agrees that the development of the Property, subsequent to the approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP (Exhibit "B") and the following proffered conditions (the "Proffers"). Pursuant to Section 15.2-2303, et al., of the Code of Virginia (1950 as amended) and Section 23-4.6.3, et al., of the Zoning Ordinance of Spotsylvania County, Virginia (1995 as amended). The Proffers are the only conditions offered in this rezoning application, and any prior proffers affecting the Property, whether by prior proffer offers, are hereby superseded by these Proffers. All previous proffers associated with the Property, whether of record or not, are hereby void and of no other force and effect. The Proffers will be in effect only upon the Spotsylvania County Board of Supervisors full and final approval of the rezoning application R18-0011 submitted by the Applicant and Owner for the reclassification of the Property from Agricultural 2 to MU-3. Development within the Property shall include single family detached houses and single family attached houses and may also include additional residential unit types as permitted in the MU-3 zoning district with the exception of apartments.

II. Architectural and Landscape Guidelines -

BUILDING ELEMENTS

- a. Exterior: Building walls will be built of one or more of the following materials:
 - i. Wood (5"-6" exposed siding)
 - ii. Masonry board siding
 - iii. Brick
 - iv. Stucco
 - v. Synthetic stucco
 - vi. Exterior Insulated Finish Systems (EIFS) except on ground floor
 - vii. Stone
 - viii. Synthetic stone
- b. Exterior: The primary above ground construction of the building walls may not be painted or unpainted cinder block.
- c. Foundation: Exposed foundation walls will be built of one or more of the following materials:
 - i. Brick
 - ii. Local fieldstone
 - iii. Parged block

- iv. Smooth-finished poured concrete
 - v. Painted brick-form poured concrete
- d. Roofs: Roofing will consist of one or more of the following materials:
- i. Dimensional shingles
 - ii. Natural slate
 - iii. Wood shake
 - iv. Synthetic slate or shake
 - v. Standing seam metal (including copper)
 - vi. Membrane roofing (for flat roofs behind parapet)
- e. Windows: Windows shall conform to the following:
- i. Windows shall be single-hung, double-hung, casement, or fixed in decorative applications
 - ii. Windows will be built of wood, steel, aluminum, or vinyl
 - iii. Windows shall be square or vertical in proportion
- f. Exterior doors: Exterior doors will be made of one or more of the following: wood, glass, aluminum, steel, embossed steel, or fiberglass.

III. Utilities –

The Property will not be served by a pump station.

Applicant and Owner make these Proffers voluntarily, in support of its rezoning application.

Applicant and Owner:

Spotsylvania Courthouse Village II, LLC

William J. Vakos, Jr., Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF SPOTSYLVANIA, to-wit:

The foregoing instrument was acknowledged before me by William J. Vakos, Jr., Manager of Spotsylvania Courthouse Village II, LLC, this 19th day of July, 2019.

My Commission Expires: 9-30-22

My Registration No.: 200791

Notary Public

