



DECLARATION FOR BROADLANDS - ARTICLE 16

COMMON DRIVEWAYS

Section 16 .1 Laws of Virginia to Apply; Easement. Any driveway which is originally constructed or installed by the Declarant or Builder and which is situated on the property line between Lots or partly on one Lot and partly on another Lot or Lots shall constitute a common driveway for the equal and common use and benefit of the owners of such Lots and of other portions of the Property which such driveway is reasonably designed to serve. All matters arising in connection with any common driveway shall, to the extent consistent with the provisions of this Article, be subject to the common law of Virginia as modified by statute from time to time and as modified by this Article.

Section 16. 2 Upkeep. The Owners of Lots served or benefitted by a common driveway shall maintain such driveway in a safe and orderly condition and shall be responsible for all Upkeep necessitated as a result of ordinary wear and tear or as a result of damage or destruction caused by fire or other casualty, other than any damage or destruction caused by the act of an adjoining Owner. All costs associated with the Upkeep of any common driveway shall be born equally by all Owners served or benefitted by such driveway.

Section 16. 3 Damage caused by Adjoining owners. If any common driveway is damaged or destroyed through the act of an adjoining owner of such Owner's Lot, so as to deprive the other adjoining Owner or Owners of the full use and enjoyment of the common driveway, then the owner responsible for such damage or destruction shall forthwith proceed to rebuild and repair the common driveway to as good condition as existed prior to such damage or destruction, without cost to the adjoining owner or Owners.