Town of Stanardsville
P.O. Box 152, 19 Celt Road,
Stanardsville, VA 22973
(434) 990-6511

THE REGULAR MEETING OF THE COUNCIL FOR THE TOWN OF STANARDSVILLE, VA., WAS HELD ON MONDAY AUGUST 10th, 2026, AT 6:30 P.M. IN THE TOWN HALL.

PRESENT: Council Members: Richard Early (Absent)
Doris Swenson
Kevin Kelley
Matthew Kime
Michael Payne, Mayor
Maynard Sipe, Town Attorney
Michael Wolkowicz, Clerk

(AMENDED)

Mayor Payne noted a Quorum and called the meeting to order.

Public Comments

The Council received comments and a written transcript was submitted.

Minutes Approval, Clerk's Report and Financial Report

Mayor Payne asked if the Councilmembers had reviewed the minutes for the July meeting and amendments were made by Attorney Sipe. Councilman Kelley motioned to accept the July 13th, 2026 minutes as amended which was seconded by Councilman Kime; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Matthew Kime-Aye; Motion passed.

Clerk Wolkowicz gave a recap on the April through July financials statements and Councilman Kime's work on the Brokerage account. Councilman Kime requested the approval of the April through June financials as stated which was seconded by Doris Swenson; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Matthew Kime-Aye; Motion passed.

Old Business

Blight Ordinance

Attorney Sipe discussed the proposed Blight Ordinance and his informational talks with a knowledgeable community building officer and Mr. Frydl about building maintenance codes and zoning enforcement. Specific buildings were highlighted after his personal, on-sight visits and a discussion took place resulting in a decision to move forward with a draft. Attorney Sipe was asked by the Council to further visually explore the community to spot blight, property maintenance and building code

violations to use as input for formal language in an Ordinance draft to be submitted by October for possible December approval.

Stormwater Ordinance

Attorney Sipe discussed that a presentation by the Stormwater Manager would take place at the September meeting of the Town Council.

Comprehensive Plan

Mayor Payne asked the Council about the current status of the Comprehensive Plan and the Council gave its advice regarding duplications, specific diagrams, and wording as well as the inclusion of the William Mills House. Mayor Payne took notes and said he would make the suggested revisions and submit a revised draft for Mr. Frydl's comments. It was agreed that a Public Work-session would be held at 10 AM on September 19th at the Town Hall to finalize the document prior to scheduling a future Public Hearing.

New Business

Town Maintenance

Mayor Payne discussed his meeting with El Zol and solicitation of quotes to clean properties.

Town Website

Mayor Payne gave an in-depth visual presentation of his extensive work designing various aspects of a new Town Website. The Council gave feedback and it was decided to legally formalize the document with Attorney Sipe's input before placement of the document on the internet in the near future.

Let's Chat

Mayor Payne discussed a Let's Chat public-forum and it was decided to hold one on Oc. 24th at 4 PM at Greene Commons. This would possibly be accompanied by a haunted tour of Stanardsville.

Other Matters before the Council

Councilman Kelley discussed an increase in the honorarium for the Town Council. The matter was discussed and then tabled.

Councilman Kime discussed the aftermath of the 4th of July Festival which was cancelled by dangerous nearby storms and suggested the Council address the decision-making process with the Public. Mayor Payne discussed the issue, a discussion ensued, and it was decided to invite any curious members of the public to attend the next SIDC meeting to have any questions addressed.

Executive Closed Session
There was no need for one.

Approval of Non-budgeted Expenses
There were none.

Adjournment
Matt Kime motioned to adjourn which was seconded by Kevin Kelley. Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, and Matthew Kime- Aye; Motion passed.

Respectfully submitted

_____

Michael Wolkowicz, Clerk

Town of Stanardsville
P.O. Box 152, 19 Celt Road,
Stanardsville, VA 22973
(434) 990-6511

THE REGULAR MEETING OF THE COUNCIL FOR THE TOWN OF STANARDSVILLE, VA., WAS HELD ON MONDAY SEPTEMBER 14th, 2026, AT 6:30 P.M. IN THE TOWN HALL.

PRESENT: Council Members: Richard Early
Doris Swenson
Kevin Kelley
Matthew Kime (Absent)
Michael Payne, Mayor
Maynard Sipe, Town Attorney
Michael Wolkowicz, Clerk

Mayor Payne noted a Quorum and called the meeting to order.

Public Comments

The Council received comments and a written transcript was submitted.

Minutes Approval, Clerk's Report and Financial Report

Mayor Payne asked if the Councilmembers had reviewed the minutes for the August meeting and amendments were noted by Clerk Wolkowicz. Doris Swenson motioned to accept the August minutes as amended which was seconded by Councilman Kelley; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

Clerk Wolkowicz gave a recap on the previous Audit timeline and updates to the July and August financials. Richard Early motioned to accept the July financials which was seconded by Councilman Kelley; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed. Doris Swenson motioned to accept the August financials which was seconded by Councilman Kelley; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

Old Business

Blight Ordinance

Attorney Sipe discussed his continued research on the Blight Ordinance and asked for the Council's guidance on various related issues including: 1- Time of Vacancy, 2- Infestation, 3- Citations, 4- Nonfunctioning systems, 5- Trespassing, 6- Dilapidation, and 7- Visible junk. A discussion ensued and

Mayor Payne asked Attorney Sipe to draft a Policy Ordinance for the Council's consideration. Mayor Payne also noted the filing of an application for demolition of a burned-out house.

Town Cleanup

Mayor Payne updated the Council on El Zol's work on cleaning town property and further suggestions were made and discussed.

VDOT Update

Mayor Payne informed the Council that VDOT was considering a 'Left Turn Only' restriction to the Rte. 230/Main St. intersection to cut down on 18-wheeler truck traffic through the Town.

Town Website

Mayor Payne gave an update and presentation on the proposed Town website. He explained an Internet Privacy Policy document. A discussion of the document followed including wording changes by Attorney Sipe. Doris Swenson motioned to accept the amended document which was seconded by Councilman Kelley; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

Mayor Payne explained a Business and Attractions Web Listing Policy document. After discussion to include the area of the 22973 zip code Doris Swenson motioned to accept the amended document which was seconded by Councilman Kelley; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

Mayor Payne presented a Computer and Internet Use Policy document. Mayor Payne commented on maintenance of internet security regarding Town matters and monthly backups of data. After a discussion Kevin Kelley motioned to accept the amended document which was seconded by Doris Swenson; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

Lastly Mayor Payne asked for a motion to publish the website which was made by Doris Swenson and seconded by Kevin Kelley; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

Work Session

Mayor Payne reminded the Council of a Public Work Session on the Comprehensive Plan on Saturday 9/19/26 at 10 AM at the Town Hall. He also proposed having a Let's Chat meeting with the public on 10/24/26 from 4 to 6 PM.

Town Bookkeeper

Mayor Payne noted interest in the Bookkeeping position and asked for Council-input into scheduling of discussion and interview.

New Business

Stormwater Policy

Attorney Sipe introduced Mr. Shawn Leak who explained the continuation of the Stormwater Ordinance. Mayor Payne read the Ordinance and Doris Swenson motioned to adopt the Ordinance and designate the County as administrator which was seconded by Councilman Richard Early; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

Internship

Mayor Payne said interest was expressed by UVa students for internships. Resumes will be submitted.

Town Zoning Ordinance

Mayor Payne read a new Town Zoning Ordinance after which Attorney Sipe addressed improvements and added updates. After a discussion Doris Swenson motioned to adopt the Ordinance which was seconded by Councilman Richard Early; Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

County Representatives

Public Hearings were to be held for: 1- Church and School Zoning, 2- Manufactured Homes and 3- Mobile Business Units (ie. food trucks). It was also noted that Blue Ridge Meadows was being reviewed.

Other Matters before the Council

There were none.

Executive Closed Session

There was no need for one.

Approval of Non-budgeted Expenses

There were none.

Adjournment

Kevin Kelley motioned to adjourn which was seconded by Doris Swenson. Voting for the motion were Doris Swenson-Aye, Kevin Kelley-Aye, Richard Early-Aye; Motion passed.

Respectfully submitted

_____

Michael Wolkowicz, Clerk

Town of Stanardsville
Balance Sheet
As of Sep 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
Certificates of Deposit (CDs)	813,508.23
July4th Checking #8784	75,779.98
July4th Escrow #3442	13,307.66
Savings OperatingAcct #3831	88,452.72
Stanville OpAcct #3846	88,721.81
Streetscaping Grants	25,344.64
United Bank- Checking #8918	27,012.29
WilliamMillsHouse #4453	11,150.00
Total for Bank Accounts	**$1,143,277.33**
Accounts Receivable	
Accounts Receivable	$0.00
Total for Accounts Receivable	**$0.00**
Other Current Assets	
United Brokerage New	
United Brokerage - Cash	832.23
United Brokerage - Securities	245,889.99
Total for United Brokerage New	**$246,722.22**
Total for Other Current Assets	**$246,722.22**
Total for Current Assets	**$1,389,999.55**
Fixed Assets	
Town Hall New	177,300.00
William Mills House New	345,500.00
Total for Fixed Assets	**$522,800.00**
Total for Assets	**$1,912,799.55**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,582.03
Total for Accounts Payable	**$2,582.03**
Other Current Liabilities	
Line of Credit	$0.00
Total for Other Current Liabilities	**$0.00**
Total for Current Liabilities	**$2,582.03**
Total for Liabilities	**$2,582.03**
Equity	
Opening Balance Equity	1,184,118.27
Retained Earnings	761,122.87
Net Income	-35,023.62
Total for Equity	**$1,910,217.52**
Total for Liabilities and Equity	**$1,912,799.55**
Total for Liabilities and Equity	**$1,912,799.55**

Town of Stanardsville
Profit and Loss
September 2026

	Total
Income	
Communication Tax	201.95
Consumption Tax	118.04
Franchise	184.58
Miscellaneous Income 4thJuly	350.00
Sales Tax	5,584.28
TOT/FB Tax	4,691.88
Total for Income	**$11,130.73**
Gross Profit	**$11,130.73**
Expenses	
Administrative Salaries	943.34
Janitorial Expense	212.00
Legal Expense	1,180.00
Maintenance / Utilities	
Comcast	266.47
GreeneCty Water&Sewer	129.78
Maintenance	3,270.00
Rap.Elec.Coop.	78.18
Total for Maintenance / Utilities	**$3,744.43**
MiscExpns/Donations	27.63
MiscExpns/Donations 4thJuly	112.00
OpExpns/Office Supplies	372.26
Street Lights	636.76
Total for Expenses	**$7,228.42**
Net Operating Income	**$3,902.31**
Other Income	
Interest Income	185.37
Total for Other Income	**$185.37**
Net Other Income	**$185.37**
Net Income	**$4,087.68**

ProLink LLC.
710 Henry Avenue
Charlottesville, VA 22903 US
+14349842524
www.prolinkllc.com

ProLink
ELECTRONIC INTEGRATION FOR THE HOME OR OFFICE

Estimate

ADDRESS
Michael Payne
Stanardsville Town Hall
19 Celt Road
Stanardsville, Va 22973

ESTIMATE # 12221
DATE 09/16/2026
EXPIRATION DATE 10/16/2026

MEMO
Camera Quote

SALES REP
Chris Gardner

ACTIVITY	QTY	RATE	AMOUNT
Misc:Misc 8-Channel 8K H.265 NVR, 6TB HDD	1	1,042.95	1,042.95
Misc:Misc 4MP IP Turret Camera with White Light Intensifier with Advanced Analytics 2.8mm fixed lens, white housing	6	301.15	1,806.90
Misc:Misc VIZIO 40 in Class Quantum Full HD 1080p QLED Smart	1	200.00	200.00
Misc:Misc Wall Mount Bracket	1	35.00	35.00
Panduit Products:CAT6 Panduit: Cat 6 structured wire cable: EA	300	0.50	150.00
Panduit Products:RJ45 Panduit: female ethernet connection: EA	12	7.50	90.00
Misc:Misc 10 Foot HDMI Cable	1	10.00	10.00
LABOR:Installation Installation Labor	10	150.00	1,500.00

Labor is Estimated

TOTAL **$4,834.85**

Accepted By

Accepted Date

ESTIMATE

Weekly Masonry Co.
2954 Lee Hwy
Mount Sidney, VA 244672220

weeklymasonry@gmail.com
+1 (540) 234-0130
www.restoringmasonry.com

Bill to
Town of Stanardsville

Ship to
Town of Stanardsville

Estimate details
Estimate no.: 1141
Estimate date: 06/27/2026

#	Product or service	Description	Amount
1.	**05 Masonry**	Masonry repairs for Town Hall, 19 Celt Road, Stanardsville, Virginia Support brick at doorway Remove dislodged brick Clean and relay all reusable brick Replace broken brick with new brick that matches within reason Relay to original dimensions Reset door jamb against damaged wall Install one piece of trim on right hand side of door Paint installed trim white Materials and labor Payment is due within 15 days of project completion. Masonry debris to be removed from jobsite and disposed. Water and electric to be provided by building where work is performed. Before and after pictures of jobsite may be used for advertising purposes.	$4,000.00

Accepted date **Accepted by**

Estimate 1153
Masonry repairs for Town Hall, 19 Celt Road, Stanardsville, Virginia

Repairs for brick patio:
Cut steel out of center of brick patio
Fill with dry-set grit
Tamp solid
Lay pavers

Replace approximately 4 deteriorated cement caps on exterior block walls around patio

Materials and labor $1200

Install 4 steel posts where specified by Mike Payne approximately 24” in the ground and 4 feet above grade
Excavate 12"x12" square hole with a 24" depth
Fill hole with concrete
Cap off posts
Materials and labor $1200

If there is rock below which cannot be excavated:
Drill 1-inch hole
Epoxy rebar into rock
Place post over rebar
Fill post with concrete

Payment is due within 15 days of project completion.
Masonry debris to be removed from jobsite and disposed
Water and electric to be provided by building where work is performed.
Before and after pictures of jobsite may be used for advertising purposes.

TOWN BOOKKEEPER

The Town of Stanardsville, Virginia is seeking to hire a part-time Town Bookkeeper.

Duties: The Town Bookkeeper is responsible for management of the Town's financial affairs. Primary responsibilities include handling Town financial transactions including receipt, deposit and disbursement of funds in adherence to the approved budget, maintaining organized and accurate financial records, and preparing and presenting regular financial reports to Council. Work is to be performed as directed by the Mayor and Town Council.

Education, Knowledge, Skills and Abilities Desired: The Town Bookkeeper must be able to communicate effectively in oral and written forms. They must possess strong organizational skills and be able to multi-task in handling various matters. They must also be able to exercise sound judgment in making decisions in conformance with state and Town laws, regulations and policies. The ability to establish and maintain effective working relationships with elected officials and other Town staff is essential. Some knowledge of basic bookkeeping principles is required. Experience using computers and commonly used word processing and bookkeeping software is important. A high school diploma is required with some college-level education or comparable work experienced preferred. Position requires a minimum of 8 work hours per week.

Applications: Persons interested in the positions should submit a proposal with a cover letter expressing their interest in the position and a resume with education and prior relevant work experience. All applications should be submitted to the attention of Mayor Michael Payne and mailed to Town of Stanardsville, P. O. Box 152, Stanardsville, VA 22973 or emailed to _____ . Deadline for receipt of applications is 5:00 p.m. September 28, 2026.

Town of Stanardsville, Virginia

RESOLUTION ACCEPTING A GIFT OF REAL PROPERTY
KNOWN AS THE STANARDSVILLE CEMETERY
October 12, 2026

WHEREAS Stanardsville Cemetery, an unincorporated association, owns a parcel of real property located on the east side of Celt Road (Route 622) within the Town of Stanardsville, Virginia comprising approximately 2.25 acres, which is known as the "Stanardsville Cemetery" and is described in Greene records as Tax Map Parcel 37A-A-45; and

WHEREAS Stanardsville Cemetery seeks to gift the Cemetery Property to the Town of Stanardsville; and

WHEREAS the Town of Stanardsville agrees to accept the gift of the Cemetery Property; and

WHEREAS Virginia Code § 15.2-1803, 1950, as amended, requires that the Town Council of the Town of Stanardsville take action to accept any interest in real property;

NOW THEREFORE BE IT RESOLVED, by the Town Council of the Town of Stanardsville, Virginia, at its regularly scheduled meeting on October 12, 2026, that the Town Council accepts on behalf of the Town of Stanardsville the gift of real property located within the Town of Stanardsville, Virginia, identified as the Cemetery Property inclusive of all improvements thereon and easements and rights appurtenant thereto; and

BE IT FURTHER RESOLVED, that the Town's Mayor, Mr. Michael A. Payne, is authorized to execute any and all documents necessary or convenient to give effect to conveyance of the Cemetery Property to the Town of Stanardsville, subject to review and approval of the Town Attorney; and

BE IT FINALLY RESOLVED, by the Town Council that this Resolution may be recorded in the land records of the Circuit Court of Green County, Virginia.

WHEREOF, the undersigned hereby certifies the following:

[Certification signatures and Record of Vote on following page]

This Resolution Accepting a Gift of Real Property was approved and adopted by the Town Council of the Town of Stanardsville, Virginia on the 12th day of October 2026 by vote as recorded below.

By: _____
Michael A. Payne, Mayor

Date: _____

ATTEST:

By: _____
Michael Wolkowicz, Town Clerk

Date: _____

RECORD OF VOTE:

Council Member	Present	Aye	Nay	Abstain
Richard N. Early	___	___	___	___
Kevin A. Kelley	___	___	___	___
Matthew Kime	___	___	___	___
Doris R. Swenson	___	___	___	___
Tie breaker only:				
Michael A. Payne, Mayor	___	___	___	___

Town of Stanardsville, Virginia

RESOLUTION AUTHORIZING THE TOWN OF STANARDSVILLE TO ENTER INTO A DONOR AGREEMENT WITH STANARDSVILLE CEMETERY

October 12, 2026

WHEREAS Stanardsville Cemetery, an unincorporated association, owns a parcel of real property located on the east side of Celt Road (Route 622) within the Town of Stanardsville, Virginia comprising approximately 2.25 acres, which is known as the "Stanardsville Cemetery" and is described in Greene records as Tax Map Parcel 37A-A-45 (the "Cemetery Property"); and

WHEREAS Stanardsville Cemetery seeks to gift the Cemetery Property to the Town of Stanardsville; and

WHEREAS the Town of Stanardsville agrees to accept the gift of the Cemetery Property; and

WHEREAS Stanardsville Cemetery wishes to convey all of its assets and funds to the Town of Stanardsville for use in the preservation and maintenance of the Cemetery; and

WHEREAS both parties wish to provide for the perpetual maintenance of the Stanardsville Cemetery;

NOW THEREFORE BE IT RESOLVED, by the Town Council of the Town of Stanardsville, Virginia, at its regularly scheduled meeting on October 12, 2026, that the Town Council agrees to enter into a donor agreement with Stanardsville Cemetery to provide for the use of all assets and funds received from Stanardsville Cemetery for the perpetual maintenance of the Cemetery Property and its improvements; and

BE IT FURTHER RESOLVED, that the Town's Mayor, Mr. Michael A. Payne, is authorized to execute any and all documents necessary or convenient to enter into a donor agreement with Stanardsville Cemetery and to give effect to conveyance of the Stanardsville Cemetery's assets and funds to the Town of Stanardsville, subject to review and approval of the Town Attorney; and

WHEREOF, the undersigned hereby certifies the following:

[Certification signatures and Record of Vote on following page]

This Resolution Authorizing the Town Of Stanardsville to Enter into a Donor Agreement with Stanardsville Cemetery was approved and adopted by the Town Council of the Town of Stanardsville, Virginia on the 12th day of October 2026 by vote as recorded below.

By: _____
Michael A. Payne, Mayor

Date: _____

ATTEST:

By: _____
Michael Wolkowicz, Town Clerk

Date: _____

RECORD OF VOTE:

Council Member	Present	Aye	Nay	Abstain
Richard N. Early	___	___	___	___
Kevin A. Kelley	___	___	___	___
Matthew Kime	___	___	___	___
Doris R. Swenson	___	___	___	___
Tie breaker only:				
Michael A. Payne, Mayor	___	___	___	___

This instrument prepared by:
Maynard Sipe (VSB # 48782)
Maynard Sipe Law PLC
420 Park Street
Charlottesville, VA 22902

Tax Map Parcel: 37A-A-45
This deed was prepared without a title report
Consideration: $0
Exempt from recordation tax pursuant to
Section 58.1-811(D) of the Code of Virginia

QUITCLAIM DEED OF GIFT

THIS QUITCLAIM DEED OF GIFT, made and entered into this _____ day of _____, 2026, by STANARDSVILLE CEMETERY, an unincorporated association ("GRANTOR"), and the TOWN OF STANARDSVILLE, VIRGINIA, an incorporated municipality, ("GRANTEE") whose address is 19 Celt Road, Stanardsville, Virginia, 22973.

WITNESSETH

Grantor does hereby give, grant, quitclaim and convey to Grantee the real property described on Exhibit A attached hereto and incorporated herein (the "Property").

The Property is conveyed in gross and subject to all conditions, easements, reservations, restriction and agreements as may lawfully apply to the Property or any portion thereof.

Witness the following signature and seal:

STANARDSVILLE CEMETERY

By: _____
Robert E. Runkle, President

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE

Appeared before me this _____ day of _____, 2026, Robert E. Runkle, who, acknowledged he was President of Stanardsville Cemetery, an unincorporated association and duly authorized, acknowledged and executed the foregoing instrument.

_____
Notary Public

My commission expires: _____
Registration number: _____

EXHIBIT A

All that real property comprising approximately 2.25 acres located on the east side of Celt Road (Virginia State Route 622), further described in the records of Greene County as Tax Map Parcel 37A-A-45, and as shown on the plat by _____ Aylor dated _____, encompassing the entire site of the Stanardsville Cemetery (formerly known as the Wood Cemetery) together with all easements, rights and appurtenances.

DONOR AGREEMENT

STANARDSVILLE CEMETERY AND THE TOWN OF STANARDSVILLE

This donor agreement ("Agreement") is entered this _____ day of _____, 2026, by and between Stanardsville Cemetery, a Virginia unincorporated association, (the "Donor" or "Association") and the Town of Stanardsville, Virginia, an incorporated municipality (the "Recipient" or "Town").

Whereas, the Association has for many decades been entrusted with the ownership and maintenance of the Stanardsville Cemetery, located along the east side of Celt Road (Route 622) in Stanardsville, Virginia; and

Whereas, the Association, due to the aging of its membership and lack of public interest, has found the need to provide for more secure perpetual maintenance and care of the Cemetery; and

Whereas, the Association has resolved to convey the Cemetery to the Town together with the Association's other assets to provide for the perpetual maintenance and care of the Cemetery; and

Whereas, the Town has resolved to accept conveyance of the Cemetery and the Association's other assets to provide for the perpetual maintenance and care of the Cemetery;

WITNESSETH

NOW THEREFORE, the Association and the Town agree as follows:

1. The Association shall convey to the Town by separate deed, all rights, title and interest in all of the real property containing the cemetery grounds presently owned and controlled by the Association; and

2. The Association shall further convey to the Town all tangible and intangible personal property of the Association including but not limited to documents, records, and cash funds; and

3. Such real and personal property shall be conveyed subject to the following conditions and restrictions:

Conditions and Restrictions on Use of Conveyed Property

A. Express Purpose and Perpetual Care Restriction. The primary and express intent of this Agreement and of the Association as Donor in making this gift to the Town is that the real property shall be held and used for a cemetery; and further that the personal property assets of the Association including all cash, together with all proceeds and income from such assets, shall be held, used and applied solely, exclusively, and perpetually for the reasonable perpetual care, preservation and improvement of the Cemetery grounds and plots, including its general operations, landscaping and grounds maintenance, and security. While owners of individual plots are by their certificates of title responsible for the maintenance and care of any tombstones, stone memorials,

corner markers or other monuments erected by them on their plots, the Town may use the conveyed assets for the purpose of monument conservation and preservation.

B. Segregation of Funds. The Town as Recipient shall establish and maintain a separate, dedicated fund or account denominated as the Stanardsville Cemetery Perpetual Care Fund in which the conveyed funds, and any interest or other proceeds or income from such funds, shall be deposited, held, and administered strictly in accordance with the restrictions of this Agreement.

C. No Diversion or Commingling. The conveyed funds shall not be commingled with the general operating funds of the Town or used for any purpose other than those stated aabove.

D. Limitation on Alienation. The Town shall not sell, lease, encumber, transfer, assign, or otherwise dispose of the fee of the conveyed real property except as reasonably necessary for the improvement and perpetual care of the Cemetery, subject to the restrictions herein. The Town may convey, sell or transfer cemetery plots and burial sites including in mausoleums or columbarium.

IN WITNESS WHEREOF, the parties have caused. this Agreement to be executed by their duly authorized officers as of the date first written above.

STANARDSVILLE CEMETERY

_____
Robert Runkle, President

TOWN OF STANARDSVILLE, VIRGINIA

_____
Michael Payne, Mayor