

Mayo & Mayo
Attorneys at Law
409 Meadow Avenue
P. O. Box 187
Colonial Beach, Virginia 22443



Michael C. Mayo
Valerie Jean Mayo

Tel (804)-224-0131
Fax (804)-224-2232

June 26, 2008

Potomac Westmoreland Shores Civic Corporation
C/o Hammond Tressler
386 Monroe Drive
Colonial Beach, VA 22443

Re: Right to restrict use of Beach area described as parcel I in a deed dated November 18, 1959 and recorded in the Office of the Clerk of the Circuit Court of Westmoreland County, Virginia in Deed Book 181 at Page 130 et seq. (beach area). Copy of which is attached hereto.

Dear Mr. Tressler:

You have asked this firm to determine if Potomac Westmoreland Shores Civic Corporation (hereafter "Corporation") can restrict the use of the Beach Area to only members of the Corporation.

In Deed Book 181 at Page 130 et seq. a conveyance of the beach area and other property is made to certain named persons to serve as trustees..." to hold the same in trust for the use and benefit of all of the property owners of Westmoreland Shores Subdivision, Sections 1, 2, 3, and 4 and all of the said property owners shall have the right to use Parcel I as a beach and Parcel II and III as a Park and Harbor. It is understood and agreed that this conveyance shall not interfere with or diminish any vested or contingent property rights which any of the property owners of Westmoreland Shores Subdivision, Sections 1, 2, 3, and 4 may now have and such rights are hereby specifically reserved unto all of the property owners of said subdivision."

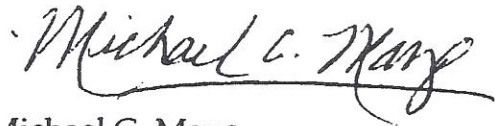
It is clear from the above language that the Corporation cannot lawfully restrict the use of the beach area contrary to the terms as recited above.

Our opinion is predicated on the fact that there has been no lawsuit wherein a Court of competent jurisdiction has modified the clear terms of the deed above mentioned. In order for such a Court order to exist it would literally require the consent and joining of all the property owners of Westmoreland Shores Subdivision sections 1, 2, 3, and 4 as parties to such a lawsuit.

Should you have any further follow up questions please feel free to contact me regarding the same.

I enclose our statement for fees rendered regarding this matter.

Sincerely yours,

A handwritten signature in black ink that reads "Michael C. Mayo". The signature is written in a cursive style with a horizontal line underneath the name.

Michael C. Mayo

MCM:hs

Enclosure-copy of deed referred to above.