

ANDERSON MILL SECTION "B" SUBDIVISION AND OTHER LANDS OWNED BY P E & S, LLC LOCATION IN BEAVERDAM DISTRICT, HANOVER COUNTY.

RESTRICTIONS

This property is subject to all outstanding covenants, restrictions and easements of record and in particular the following restrictions, which will run with the land:

1. The 50 foot right-of-way as shown on the plats of Charles L. Wingate, Professional Land Surveyor, recorded in Subdivision Plat Book _____, page _____, Clerk's Office, Circuit Court of Hanover County, and extensions of said right of ways are dedicated as easements for ingress and egress for the property owners and the general public for lawful use of the same which will convey to the Commonwealth of Virginia as a part of its secondary road system when the road is acceptable to the State Highway specifications.
2. All easements now on record and to be made of record pertaining to right-of-way and public utilities are reserved.
3. Easements are granted for necessary public utility, installations, including but not limited to power lines, telephone or communication lines, sewage and water and the maintenance thereof across, over and under the surface of the land hereby conveyed which lies 15 feet adjacent to the 50 foot right-of-way shown on the said plat, or which lies adjacent 10 feet to any lot's boundary line. All utilities must be underground.
4. These lots will not be used or maintained for storage of vehicles of any kind, as a dumping ground for rubbish, trash, garbage, stumps or other waste, including the storage of any materials generally unacceptable for residential properties.
5. All fuel tanks, water tanks, or other tanks will be below ground level or housed out of view from adjoining property.
6. No building on these lots will be closer than 100 feet from right-of-way of roadway or closer than 25 feet to any side property line unless approved by the Developer.
7. The purchaser/grantees agree that upon the completion of the home to landscape the property within 15 months.
8. No animals will be kept on any lot except household and yard pets. One (1) large animal per cleared acre. No kennels of more than 3 dogs shall be kept outside.
9. The main dwelling will not have less than 1,800 square feet of living floor space for ranchers and 2,000 square feet for two-story and plans must be approved by the Developer or the Homeowners Association. Permission will not be unreasonably withheld. Outbuildings must also be approved. Wood or brick facings are encouraged.
10. No outbuilding of any kind may be in front of primary dwelling unless otherwise approved. Placement of outbuildings and types of materials must be approved by Developer or Home Owners Association.
11. Fencing and installer must be approved. All fencing within 150' of front of property line or in front of residence must be equal to a four board wood fence with facing boards on posts. Vinyl board fence or wood rail fences may be acceptable.

12. No cinderblock, or other such facings are acceptable on the main dwelling. Outbuildings must have suitable facings to be approved

13. No sign boards or advertising posters are to be permitted on any lot except signs or notices which may offer the property for rent or for sale or an appropriate sign to show the name of the owners and/or name for the property of any landowner.

14. No unlicensed vehicle of any kind will be parked on any lot.

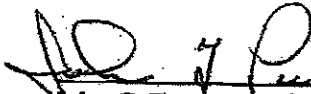
15. Once purchased, lot cannot be further subdivided without written consent of the Developer or Homeowners Association nor without Hanover County approval, unless such a sale or swap does not constitute a new building site.

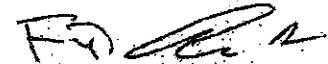
16. These restrictions may be altered or changed by P E & S, LLC at any time prior to sale of the entire property as shown on the plat of Charles L. Wingate, Professional Land Surveyor.

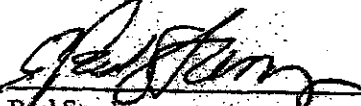
17. No driveway pipe will be placed until location is approved by Developer or Homeowners Association and shall be at least 16 foot in length.

18. At such time Developers have completed development of subdivision or deemed necessary, a Home Owners Association shall be created with not less than three property owners. When a Home Owners Association is established an annual meeting must be held and properly recorded.

P E & S, LLC


John G. Puryear


F. T. Evans


Paul Stanley

STATE OF VIRGINIA
COUNTY OF _____, to-wit:

Sworn to and subscribed before me the _____ day of _____, 2001, by John G. Puryear, F. T. Evans and Paul Stanley.

Notary Public

My commission expires: