

Mailed 8-11-1983

Don C. Vance

Norwood Drive

Colonial Heights, Virginia 23834

DECLARATION OF PROTECTIVE COVENANTS

1. The grantor reserves unto itself, its successors or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or rights of way therefor, with the right of ingress, for the purpose of erection or maintenance on, over, or under a strip of land fifteen (15) feet wide at any point along the side, rear or front lines of any said lots, or within Forty (40) feet from the center of any road right of way. Such a right of way for utility lines may also be utilized by the said grantees in the use of their lot.

2. Lots shall be used for residential purposes only and no dwelling shall be less than 560 square feet, if mobile home is used, it shall be made permanent, with sides skirted.

3. If garage or storage shed is built, it shall conform in general appearance to the dwelling.

4. No buildings or dwellings shall be constructed within fifty (50) feet from side of lot or road.

5. Garbage and trash containers must be covered at all times, and premises shall be maintained in a neat and orderly manner.

6. A road maintenance fee of Thirty (\$30.00) dollars per year will be charged payable to landowner's committee, before a lot can be sold. Maintenance fee is to be paid. If maintenance fee is not paid it will automatically constitute a lien against lot.

7. No timber shall be cut upon the parcel until the tract is fully paid for except for sufficient room to erect a dwelling.

8. No trucks, buses, old cars, or unsightly vehicles of any type or description may be left or abandoned on said tracts.

9. When 80% of the lots have been sold, owner association to be formed.

10. Invalidation of any one of these covenants by judgement or Court Order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

Don C. Vance
DON C. VANCE

Nancy C. Vance
NANCY C. VANCE

STATE OF VIRGINIA,
COUNTY OF PETERSBURG, to-wit;
CITY

I, Brenda P. Morris, a NOTARY PUBLIC, in and for the aforesaid County and State, do hereby certify that Don C. Vance and Nancy C. Vance, his wife, whose names are annexed to the writing hereto have this day acknowledged the same before me in my said County and State.

Given under my hand this the 27th day of July, 1983.

My commission expires July 25, 1986

Brenda P. Morris
NOTARY PUBLIC

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office July 30, 1983

The foregoing ~~Deed~~ Covenants together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.