



ABSOLUTE LAND AUCTION

SATURDAY, JUNE 29TH @ 10AM

**AUCTION LOCATION: OAK HILL PARK SUBDIVISION
INTERSECTION OF ROANOKE DR & POWHATAN RD**

125 LOTS IN 3 TRACTS IN CLARKSVILLE VA **Near Buggs Island Lake**

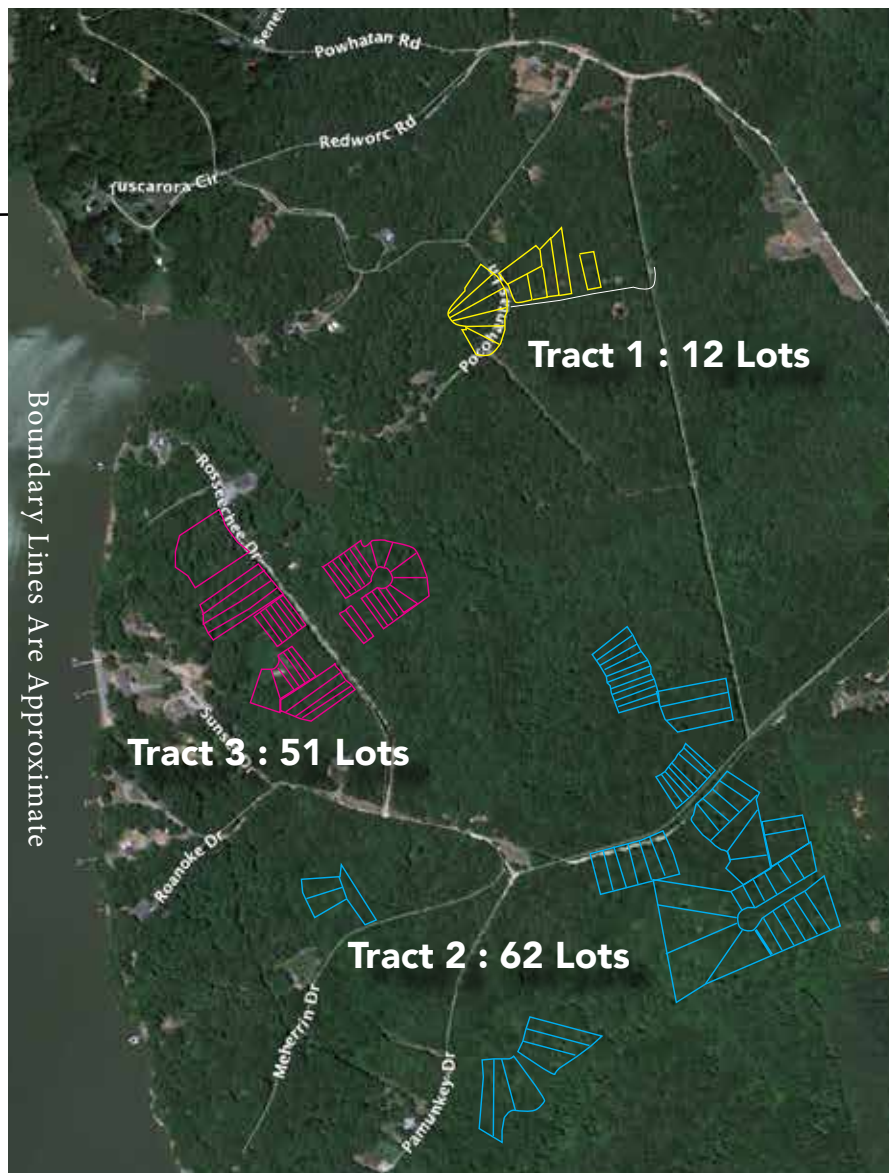
PREVIEW DATES & TIMES:

10AM to 11AM on Saturday June 15th & Sunday June 23
Self-guided tours welcome anytime

Lots are located in the Oak Hill Park Subdivision and will be Auctioned in 3 tracts.

DIRECTIONS: From intersection Rt 58 & Rt 15 just to the East of Clarksville, take Rt 15 North for 4.5 miles to Oak Hill Dr (Rt 858). Turn Left onto Oak Hill Dr, & go 0.6 miles. Entrance to the 3 tracts in on the Left.

Terms: 10% deposit due on the day of the auction, balance due at closing within 30 days. Possession at closing. 10% Buyer's Premium added to the high bid(s) to determine final contract price.



Tract 1 : 12 Lots

Tract 3 : 51 Lots

Tract 2 : 62 Lots



VAAF93

Auction Manager for this sale:

Pete Ramsey | 434.258.6611
pete@countsauktion.com

800-780-2991

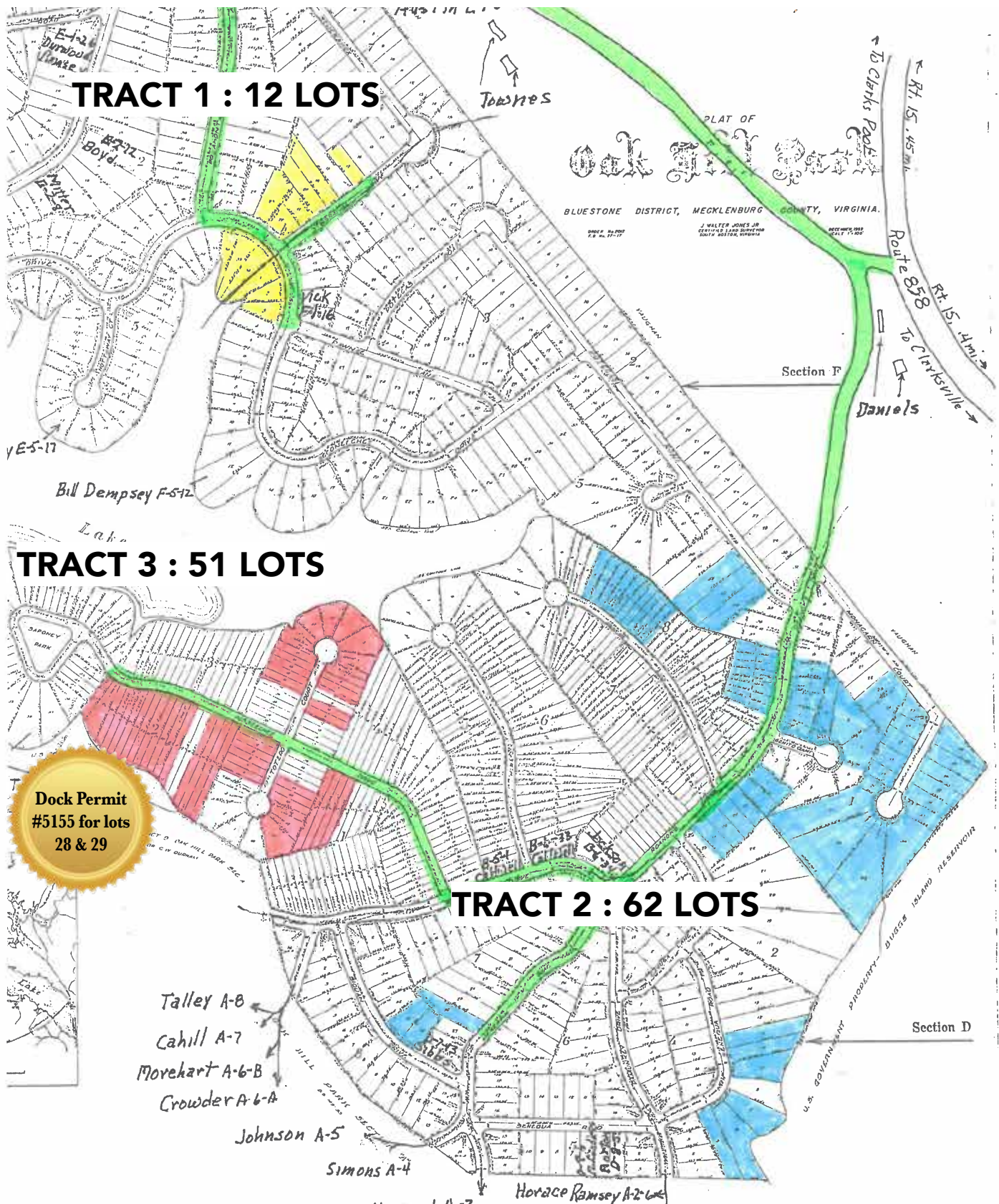


Auction Date: Saturday June 29th @ 10AM

Preview Dates & Times: 10AM to 11AM, Sat.6/15 & Sun. 6/23
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Property: Oak Hill Park Subdivision, Clarksville VA

Auction Location: Intersection of Roanoke Dr & Powhatan Rd.



GET IN TOUCH

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Auction Location: Intersection of Roanoke Dr & Powhatan Rd.

TRACT 1 : 12 LOTS



Tract 1 contains 12 lots

Directions: Turn R onto Powhatan Rd and go 0.5 miles to Pocahontas Lane. Turn L onto Pocahontas Lane and go 0.1 miles. Watch for signs

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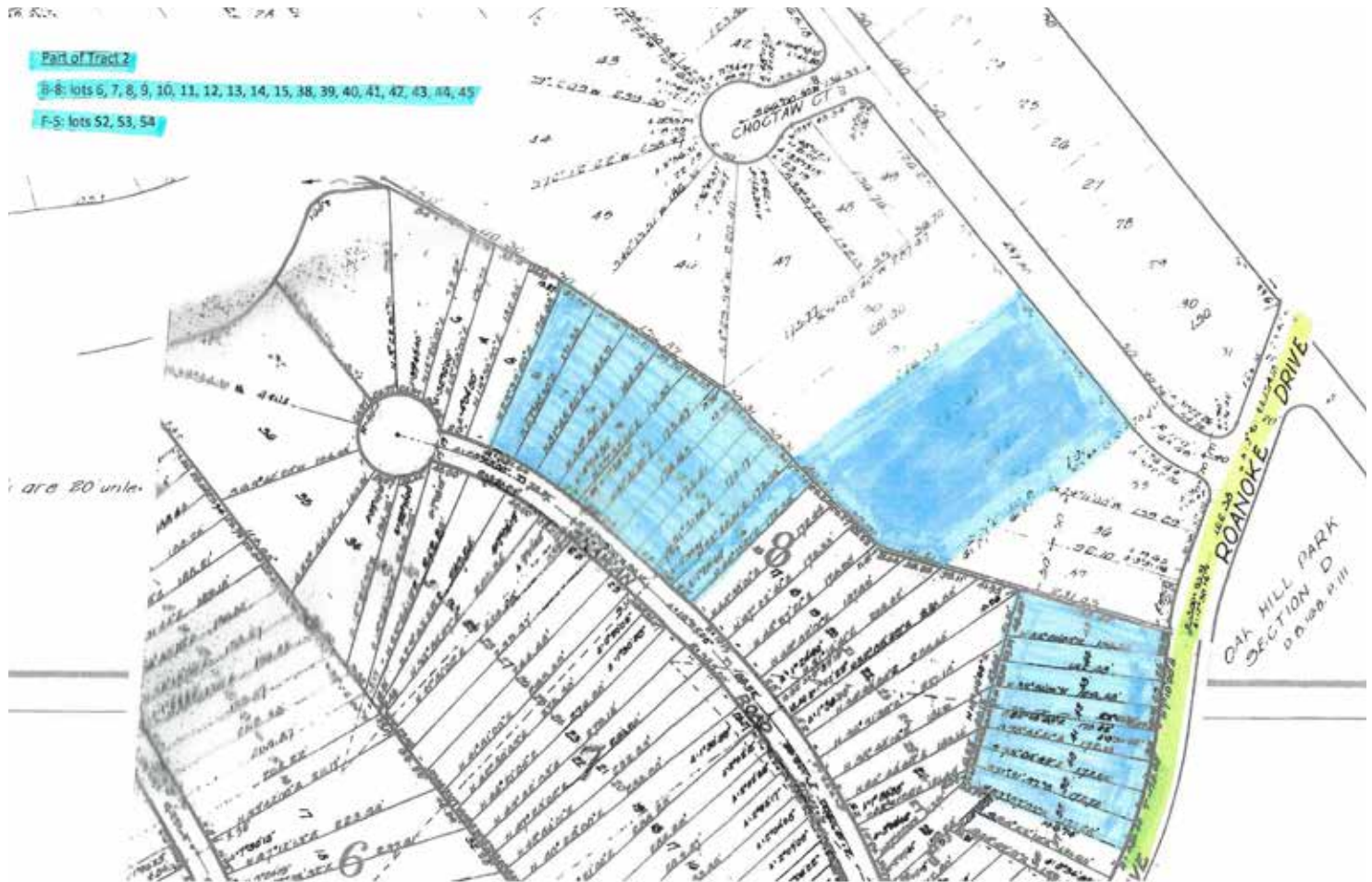
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TRACT 2 : 62 LOTS



Tract 2 contains 62 lots

Directions: Turn L onto Roanoke Dr and go 0.2 miles to the start of the lots. Watch for the signs.

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TRACT 2 : 62 LOTS



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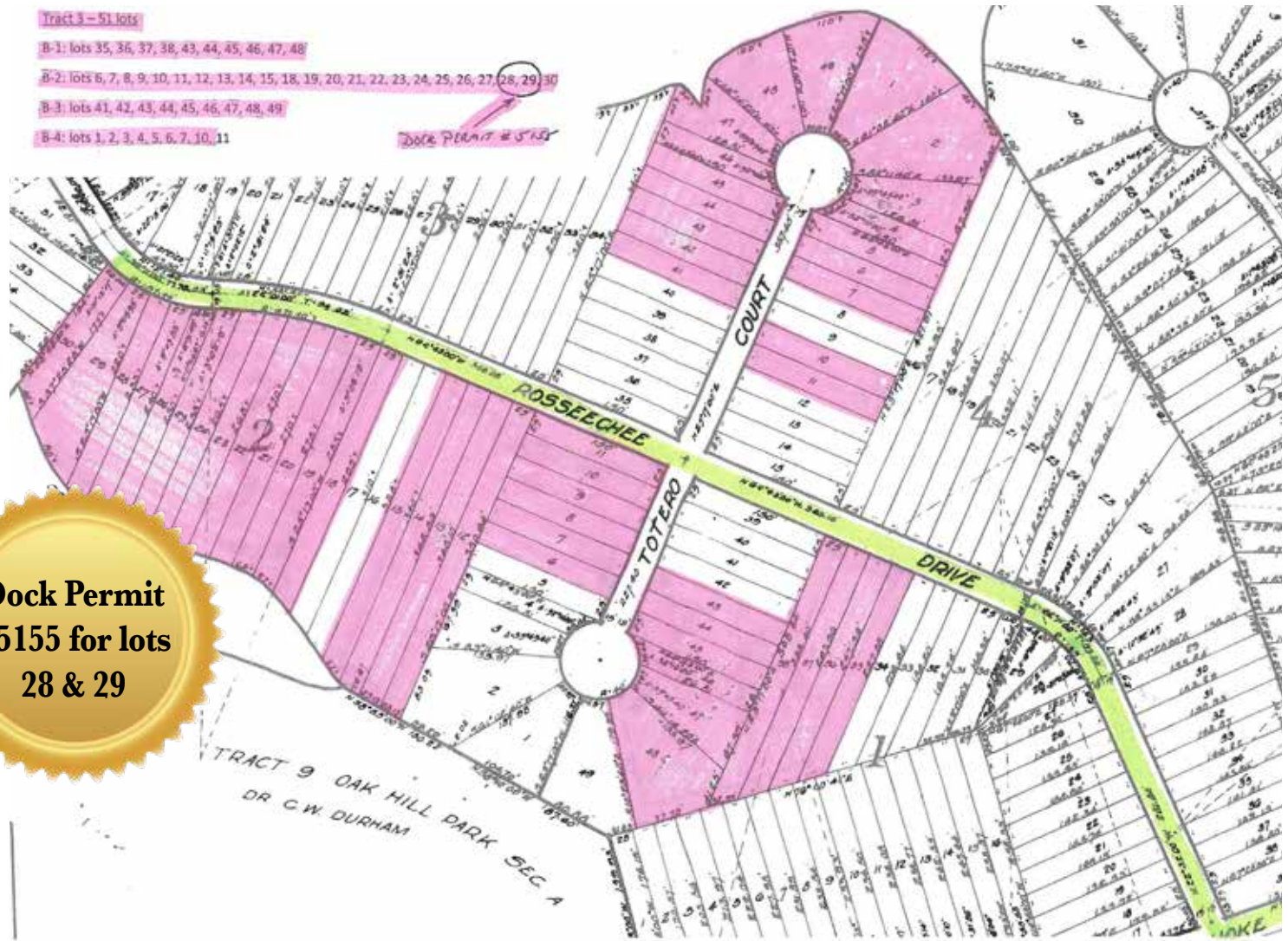
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Auction Location: Intersection of Roanoke Dr & Powhatan Rd.



TRACT 3 : 51 LOTS



Tract 3 contains 51 lots

Directions: Turn L onto Roanoke Dr and go 0.4 miles to Rosseechee Dr. Turn R onto Rosseechee Dr and go 0.1 miles. Watch for Signs

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RESTRICTIONS

STATEMENT OF RESTRICTIONS AND EASEMENTS
FOR
OAK HILL PARK

WHEREAS, Oak Hill Land Company was the developer of a majority of Oak Hill Park, a platted subdivision in Bluestone District, Mecklenburg County, Virginia, and

WHEREAS, Oak Hill Land Company, in a deed to Douglas A. DeSouza and Joan DeSouza, his wife, dated September 30, 1975, recorded in Deed Book 251, Page 81, made the following statement:

"All lots sold in this subdivision by the grantor prior to this sale were conveyed with certain restrictions and easements which appeared in each deed. The same restrictions and easements are hereby incorporated into this deed by reference, in order to protect the owners of lots already sold," and

WHEREAS, it is the desire of the undersigned to carry forward the intent of the original restrictions and easements; Now, Therefore

W I T N E S S E T H :

In consideration of the benefits and for the protection of the owners of all lots in Sections B, C, D, E, and F of Oak Hill Park, the following Restrictions and Easements are imposed and shall run with title to all lots in Oak Hill Park acquired by H. Waring Cowles from Oak Hill Land Company by deed of bargain and sale recorded in Deed Book 454, Page 341, and by deeds of quitclaim recorded in Deed Book 454, Page 340 and Deed Book 461, Page 3:

1. No building shall be erected or maintained on any lot in Oak Hill Park other than a private residence and a private garage for the sole use of the owner or occupant, except those lots designated Commercial on the plat map.

2. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.

3. No part of said premises shall be used for commercial or manufacturing purposes, except those lots designated as Commercial on the plat map.

4. No residential building shall be erected or maintained on any lot in Oak Hill Park having a ground floor area of less than 550 square feet excluding porches.

5. No building shall be erected or maintained on any lot in Oak Hill Park closer than 10 feet from the front lot line nor closer than 5 feet from the back or side lot lines, and no building shall be erected lower than the 325 foot contour line.

6. No outside toilet or privy shall be erected or maintained in Oak Hill Park.

7. No animals or birds, other than household pets, shall be kept on any lot in Oak Hill park.

8. Building exteriors must be of brick, frame, or block construction, or combination thereof, and wood exterior or block exterior must be painted.

9. The placing of any house trailer or mobile home, regardless of size and facilities, shall be prohibited on any lot in Oak Hill Park. Any residential structure shall be constructed on a permanent masonry foundation in accordance with the BOCA Code as amended, or its successors, and the Mecklenburg County Building Code.

10. Easements are reserved along and within 5 feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains, and other public and quasi-public utilities and for trimming trees which at any time may interfere or threaten to interfere with the maintenance of such lines; with right of ingress to, and egress from, said premises to employees of said utilities. Said easement extends along any owner's side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of this easement if wires or

cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this sub-division.

11. The placing of "For Sale" signs on lots in Oak Hill Park shall be prohibited.

12. No building in Section "B" shall be erected on a site less than 50 feet wide at the front building line.

13. These conditions and restrictions shall be binding upon all owners of lots in Oak Hill Park, their heirs and assigns.

WITNESS the following signature and seal:

H. Waring Cowles (SEAL)
H. Waring Cowles

STATE OF VIRGINIA

COUNTY OF MECKLENBURG

The foregoing was acknowledged before me on March 30, 1994, by H. WARING COWLES.

My commission expires December 31, 1998.

Joyce L. Patrick
Notary Public



VIRGINIA: In the Clerk's Office of Mecklenburg Circuit Court the 30th day of March 19 94 at 1:31 PM. The foregoing Instrument