

990000214

REEDSVILLE ACRES RESTRICTIONS

TO: CERTIFICATE OF SUBDIVISION, REEDSVILLE ACRES, INDIAN VALLEY
AND COURTHOUSE MAGISTERIAL DISTRICT, FLOYD COUNTY, VIRGINIA

The S & S Farms Partnership does hereby adopt these restrictive covenants for a more complete description of the property contained in the subdivision known as "Reedsville Acres", and as shown on two plats prepared by David B. Scott LS, entitled "Reedsville Acres, Indian Valley and Courthouse Magisterial Districts, Floyd County, Virginia", which plats were placed on record in PC2-151B and PC2-152B.

S & S Farms Partnership hereby declares that all of the lots shown on the above-described plat shall be held, sold, and conveyed subject to the following, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

RESTRICTIONS, COVENANTS, AND CONDITIONS

1. Individual tracts shall be used for single family dwellings and appurtenances thereto, on a permanent foundation for residential purposes only. No mobile homes, double wides, trailers, recreational vehicles, buses, tents, shacks, or basements separate and apart from the dwelling shall at any time be used as a residence on any lot.

2. No inoperable or unlicensed vehicles or junk of any kind shall be abandoned outside an enclosed structure on the Property.

3. No garbage dump shall be located on any portion of the Property.

4. Invalidation of any one or more of the restrictions or conditions by judgement of a court or legislative act shall in no way affect any of the other provisions, all of which shall remain in full force and effect.

5. If the purchasers of any lot or lots in this subdivision or any of it's heirs, successors, or assigns shall violate or attempt to violate any of the above restrictions, covenants and conditions, it shall be lawful for any other person or persons owning any other lot or lots in the said subdivision to prosecute

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Mailed 1-26-99 S+S Farms
26027ainienschurch Rd.
Diner VA 24149

REEDSVILLE ACRES RESTRICTIONS Contd.

lot owners violating or attempting to violate any of the said restrictions, covenants or conditions and either to prevent them, him or her or it from so doing or to recover damages or other amounts due for such violation.

S & S FARMS, A PARTNERSHIP

By: Robert J. Styne Partner

By: Robert J. Styne, Jr. Partner

STATE OF VIRGINIA

COUNTY/CITY OF Montgomery, to wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 25 day of January, 1999, by Robert J. Styne, and Robert J. Styne, Jr., Partners, S & S Farms, a Partnership.

My Commission expires: 7-31-2000

Evelyn Stone
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County
January 25, 1999, at 1:42, P M
This instrument received in office, and, with certificate thereto attached
admitted to record. The tax imposed by Section 58.1-802 of the code in
the amount of \$ has been paid.

Teste: WENDELL G. PETERS, Clerk

Donald J. Howell D.C.