

GENERAL RESTRICTIONS

The following restrictions and covenants shall run with the land and be binding upon all future owners of said land.

1. No lot shall be used except for residential purposes. No residential structure on any lot shall be designed, constructed or used for more than one (1) family; and only one (1) house is to be erected or constructed on any lot and/or tract of the above described property. Residential purposes shall include long term or resort rental uses. Residences may not be used as a commercial office or location of commercial enterprise.
2. No house or residence shall be constructed thereon having less than 1,200 feet square feet of heated floor area.
3. Only one (1) detached building of any type will be permitted on any lot. Any such building must meet the same restrictions as to materials and construction as the house located thereon. (Also see Restriction Number 18).
4. No concrete block, used in the foundation or elsewhere, in the construction of any building erected on the lots shall be permitted to be visible above the ground level.
5. No one will be permitted to have a junk car or junk trash, garbage or scrap accumulation on said lots. Any vehicle unlicensed in the current year will be considered a junk car.
6. No poultry, livestock or animals shall be allowed or maintained on any lot at any time; provided, however this shall not preclude the keeping of dogs and cats, or other household pets, as such; provided, further, however that the keeping or raising of dogs, cats or other animals for commercial purposes shall not be permitted. (Also see Restriction Number 18).
7. No house trailer, double wide house trailer, modular home or any type home which is not constructed on site shall be placed or erected on said lots.
8. Camping on the property will be allowed only during construction of the home and shall not exceed a period of nine (9) months.

9. No permanent outside toilet facility or any type of outdoor privy will be used or maintained on said lot.
10. Fences are not permitted over five (5) feet high. (Also see Restriction Number 18).
11. A setback of ten (10) feet shall be required from property lines, and ten (10) feet from road right-of-way for all buildings constructed.
12. All lots shall provide off street parking. No street parking permitted (except for short time visits).
13. Vacant lots must be mowed regularly. A minimum of three (3) times annually is required.
14. Developers retain the right to use any lot owned by them as a street to connect to any adjoining property that may be developed and to resubdivide any lot or tract as long as the newly created lots meet Pickett County subdivision regulations, if any.
15. The Owners-Developers reserve the right to make minor changes in and minor additions to such utility easements for the purpose of more efficiently serving the property herein.
16. There shall be no interference with the established drainage patterns over any of the property; drainage improvements are permissible only if the drainage does not adversely affect neighboring lots.
17. Any one purchasing more than one lot may consolidate the lots together with restrictions being applicable as one lot, or continue to use as separate lots with restrictions applying to each lot separately.
18. Exceptions applicable to farm lots 27, 35 and 36. These three lots are considered farm lots, horses/equine will be allowed on these lots for pleasure only. The keeping of horses/equine for commercial purposes will not be allowed or permitted. An additional barn will be allowed on these lots. The barns must be compatible and similar to other buildings on the property. Ponds will be allowed on these lots. Ponds need to be maintained and not allowed to grow excessive algae. There will be a thirty (30) feet strip/roadway (unfinished) that allows ingress/egress on the Southern property boundaries. Horses will not be allowed on the other roads or streets. Fences may be higher than five (5) feet.
19. All utilities installed must be underground.