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BOOK 639 PAGE 302

"EXHIBIT A"

SUBDIVISION RESTRICTIONS

OF

CLIFFVIEW ESTATES

SECTION 10 AND Lots A THROUGH F

The following shall be covenants running with the title to any and all parts of this land for a period of twenty-five (25) years from the date of recordation of this map and restrictions.

(1) Lot owners who maintain private driveways onto their respective lots shall install corrugated culvert pipe according to state specifications along the street line where such driveways meet the street. No concrete driveways will be allowed without exposed aggregate.

(2) The owners/developers reserves unto itself, its heirs or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, gas, sewer, and water lines or to grant to others easement of right-of-way, therefore, on over, or under a strip of land fifteen (15) feet wide at any point along the road right-of-way abutting said lots.

(3) No residence shall be constructed within Cliffview Estates duplicating the design of another residence already constructed or under construction within any section of Cliffview Estates, nor shall the same exterior appearance of any residence be substantially the same as that of another residence already constructed or under construction within any section of Cliffview Estates.

(4) Except in necessary construction areas and septic field, no trees four (4) inches caliper or larger measured 24 inches from the ground, shall be removed from the property without the prior approval of the owner/developer, its successors or assigns. In necessary construction areas and septic fields, as many trees as possible shall be left standing.

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(5) No building of a temporary nature shall be erected or placed on any of said lots or tracts except those customarily erected in connection with building operations and, even in such cases, no such temporary building shall remain in place more than six (6) months. House trailers may not be parked on lots for any purpose or period of time. No trucks, buses, old cars or unsightly vehicles of any type or description or outbuildings may be left or abandoned on said lots or tracts.

(6) Not more than one single family residence shall be erected on any lot, and it shall contain a minimum of fourteen hundred (1400) square feet of livable space if it is a one-floor residence, or sixteen hundred (1600) square feet of livable floor space if it is a two-floor dwelling exclusive of decks, attics, porches, garages, carports or unfinished basements. Walkout basements finished will be considered two-story. Exterior construction must be completed and closed within nine (9) months of commencement of construction.

(7) All lots in this subdivision shall be used for residential purposes only. No building shall be erected on any lot prior to the erection of the dwelling thereon. Any garage or other building erected on any lot shall conform generally in appearance and materials to the dwelling on such lot.

(8) All dwellings and buildings shall be brick, wood, or natural stone to grade unless siding is installed within eight (8) inches of grade, in which case stucco may be used between siding and grade provided such area is rendered invisible from adjacent streets and lots by landscaping etc. No concrete, block, etc. higher than eight (8) inches from grade will be accepted, regardless of visibility.

(9) Each lot owner who builds a dwelling upon his lot shall provide off-street parking for four (4) or more vehicles in a driveway or other appropriate area.

(10) No signs, billboards, or advertisement of any nature shall be erected, placed or maintained on any residential lots or tracts, nor upon any building erected thereon, except directional and informational signs erected by the owners/developer, its heirs or assigns.

(11) No lot is to be re-subdivided.

(12) No horses, cows, goats, pigs or fowl shall be kept upon the premises of any lot or building thereon, nor shall there be kept upon such premises any other animal or pet which causes obnoxious odors, or is dangerous to the health and welfare of other residents in Cliffview Estates.

(13) In the event of a violation or clearly threatened violation of any of the provisions hereof, it shall be lawful for any other person or persons owning real estate situated in the said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate any such covenant, either to prevent or enjoin such violation or to recover damages or other dues for such violation.

(14) Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

(15) The owner of any lot shall provide for any dwelling constructed a septic disposal system constructed in accordance with the specifications as state and county health officials. Location of all septic tanks shall be determined by the Bedford County Health Department.

(16) Camping shall be prohibited on all lots at all times.

(17) The owner of each lot shall be responsible for the neat and orderly maintenance of each lot, shall provide for sanitary garbage disposal and control the growth of weeds by mowing at least bi-annually.

(18) The lot owners may form their own Home Owners' Association to protect and maintain the Common Area including the private road and to preserve the highest value of their respective properties and impose a reasonable maintenance fee to pay for such. Such fee shall become a lien upon the lot if not paid.

(19) The owners/developer, its heirs, or assigns reserves the right to upgrade the private roads to state specifications without recourse from lot owners.

(20) Nothing herein is to be construed to prevent the owners/developer, its heirs, or assigns from placing further restrictions or easements on any lot which shall not theretofore have been conveyed from it.

(21) The golf course will be private property and not for playground use other than golf.

(22) Lots which adjoin the golf course or its property shall maintain a fifty (50) foot building easement from such property line.

Marvin M. Young _____ *Hildred S. Young* _____

STATE OF VIRGINIA

COUNTY OF BEDFORD, TO-WIT:

The foregoing instrument was acknowledged before me this 4th day of December,



1986 by Marvin M. Young and Hildred S. Young.

Eddie H. Black _____

My commission expires 3 November 1989.

| | | | |
|-------------|-----|--------|--|
| State Tax | 039 | _____ | VIRGINIA |
| County Tax | 213 | _____ | In the Clerk's Office of the |
| City Tax | 214 | _____ | Grant Court of Bedford County, Va. |
| Co. Transf | 212 | _____ | Jan 5 1986, this writing with |
| City Transf | 222 | _____ | _____ |
| Clerk's Fee | 301 | 10.00 | was admitted to record at 2:40 o'clock |
| State Tax | 039 | _____ | P.M. and the Tax imposed by Section |
| County Tax | 220 | _____ | 88.1-802 of the Code in the amount of |
| City Tax | 223 | _____ | \$ _____ has been paid. |
| Postage | 350 | 12 | TESTE: CAROL W. BLACK, CLERK |
| Total | | 10.12 | Carol W. Black, Clerk |
| DB | 639 | pg 302 | |

Marvin M. Young
Oct 2, Box 269
Bedford, Va 24015
1/16/87