

This conveyance is made subject to the following restrictive covenants and all recorded easements, conditions, restrictions and reservations appearing of record which affect the said property. The following restrictive covenants apply to Lots 1-14 of the Poorhouse Tract as shown on the above described plat of survey.

1. Only a family residential structure of not less than 1,200 square feet, exclusive of garages, breezeways, decks, porches and basements, may be constructed on any one lot, but this restriction shall not preclude the construction of a residential duplex.
2. No mobile homes, whether singlewide, double-wide or triple-wide are permitted. Modular homes are allowed
3. No more than two (2) families shall occupy any residence.
4. All dwellings or other structures shall be completed within twelve (12) months from the date of the issuance of a building permit.
5. There shall be no cinderblock exterior residential dwelling permitted on any lot. However, cinderblock foundations and basements are permitted.
6. Commercial business and industrial use of the property is prohibited.
7. No chickens, swine or goats shall be permitted upon the said property. Dogs and cats may be kept on premises

for noncommercial purposes, but all such pets must be kept under the control of their owner and must not become a nuisance to other residences and the owner of said dogs and cats must be in compliance with all applicable ordinances of Prince Edward County or statutes and laws of the Commonwealth of Virginia.

8. There shall be no motor vehicles permitted on any lot without a valid state registration and state inspection, unless kept in a closed garage.
9. Easements for utilities are reserved over and across the areas as designated upon the said subdivision plat.
10. The subdivider is the owner of other real estate contiguous with the Poorhouse Tract: and none of the foregoing covenants, conditions and restrictions shall burden or be deemed to create any negative reciprocal easements over any land which the subdivider or any other party designated herein may now or hereafter own or have any interest in, or any other land, nor shall any of the foregoing covenants, conditions and restrictions benefit or be deemed to create any negative reciprocal appurtenant to, any land which the subdivider or any other party designated herein may now or hereafter own or have any interest in or any other land.