

Deed #01-1081

Ronald B. Gordon
Dinwiddie, Va. 23841

RESTRICTIONS

This Declaration of Covenants, Conditions and Restrictions, (hereinafter "Restrictions") made this 6 day of APRIL, 1998 by Patrick W. Casale, (hereinafter "Declarant") states that:

Declarant is the owner of a tract of 83.17 acres located in Darvills District, Dinwiddie County, Virginia, acquired by deed from C & R Realty, L.P., dated August 5, 1997, recorded at Deed Book 413, page 181.

Declarant plans to divide said property into lots for building sites as shown on plat of survey made by Ronald H. Gordon, C.L.S., dated MAY 14, 1998, attached hereto and made a part hereof and desires to make said lots the subject of certain restrictions.

The restrictions imposed by the Declarant are as follows:

1. a. No dwelling house shall be constructed on any lot unless its liveable floor space exceeds 1600 square feet, excluding any porches, carports or garages.

b. Declarant reserves the right to review and approve any house plans prior to construction on a lot to verify that the house plans are appropriate with regard to the style and design of the house. The Declarant intends that the houses in this subdivision be constructed in the "Colonial", "Classical" or "Victorian" styles. The Declarant reserves the right to grant exceptions to this requirement. Furthermore, in the event that Declarant is deceased or disabled, he shall no longer have the right to review and approve house plans as specified above and no such review of house plans shall then be required.

c. Only one dwelling house may be constructed on each lot.
2. No house trailers, mobile homes, or modular homes shall be placed or installed on any lot.
3. No inoperative motor vehicles, commonly known as "junk cars" shall be kept or allowed to remain on any lot for a period in excess of 30 days.
4. No activity which constitutes a public or private nuisance shall be permitted on any lot.
5. The above restrictions shall run with the land and be binding on the owners of any portion of the property as shown on the aforesaid plat by Ronald H. Gordon. The restrictions shall not apply to any other property expressly or by implication.

These restrictions shall be effective for a period of 20 years and shall automatically extend thereafter for successive five year periods unless an instrument in writing executed by at least one-half of the lot owners eliminating said restrictions or portions thereof, are admitted to record in the Clerk's Office of the Circuit Court of Dinwiddie County, Virginia.

WITNESS the following signature and seal.

Patrick W. Casale (SEAL)
Patrick W. Casale

State of Virginia,

~~City~~ County of Dinwiddie, to-wit:

The foregoing instrument was acknowledged before me this 6th day of April, 1998 by Patrick W. Casale.

My commission expires: 6/30/01

Ray A. Smith
Notary Public

INSTRUMENT #0101081
RECORDED IN THE CLERK'S OFFICE OF
DINWIDDIE ON
APRIL 5, 2001 AT 08:51AM
ANNIE L. WILLIAMS, CLERK

BY: Dylin B. Smith (DC)

JOHN B. CHAPPELL
ATTORNEY AT LAW
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