

The said Declarants do hereby adopt the following restrictions, covenants and conditions which shall run with the land unless changed by the then owners of said lots within LaKasie Springs Subdivision, Section I and Section II, located in Prince Edward County, Virginia.

1. The Owners of Lots within LaKasie Springs Subdivision Section I and Section II and their successors and assigns, are hereby bound by the By-Laws of the LaKasie Springs Property Owners Organization, Inc., approved by the stockholders on November 8, 2018, and on record with the corporate office.
2. Except to the extent expressly provided in this Declaration, all the rights, powers and duties of the Owners, including voting rights, shall be governed by the Articles of Incorporation and the By-Laws.
3. The said Declarants and their successors and assigns hereby reserve the right to lay, construct, operate, repair, renew and replace electric power lines, telephone lines, cable television lines, sanitary sewer lines and lines for the transmission of electrical energy, water and/or gas, over, under and through the 50 ft. wide, LaKasie Drive (formerly known as Lake View Drive), Steven Street and Lisa Lane.
4. Only one single-family residential structure, modular or stick-built, of not less than 1,500 square feet of living space, if 2-story, 1<sup>st</sup> floor should have minimum of 1,000 square feet of living space, exclusive of basements, garages, breezeways, decks and porches, may be constructed on said lot. No more than two (2) outbuildings to the rear of the main residence (as hereinafter defined), consisting in the aggregate of not more than 1,200 square feet built compatible to the exterior of the main residential dwelling, shall be constructed upon the said lots. The definition of outbuildings shall include but

not be limited to garages, carports, sheds, storage and shop structures. Property Owners shall be allowed to construct one detached two-car garage with a loft on said lots.

5. No trailers, double-wides, or structures of similar nature shall be permitted to be constructed upon said lots.
6. The front of the said single-family residential dwelling shall be deemed to be that portion of the said dwelling closest to LaKasie Drive, Lisa Lane and Steven Street, as applicable, and the rear of said single-family residential dwelling shall be deemed to be that portion of the said dwelling being the farthest from said roadways, as determined in this paragraph.
7. All septic systems and private water systems shall be constructed in areas designated and/or as may be approved by the Prince Edward County Health Department.
8. No sign boards or advertising posters shall be permitted on any lot, except for notices which may offer the property for sale or rent.
9. No chickens, swine, cattle, goats, sheep or other agricultural animals may be kept or raised on said premises. Dogs, cats, horses, and ponies may be kept and raised on the premises for non-commercial purposes, if allowed by the laws of the Commonwealth of Virginia and the County of Prince Edward and the rules and regulations of the Health Department of the Commonwealth of Virginia and the County of Prince Edward. However, in regard to the horses and ponies, same shall not be permitted on any lot, should the drainage of said lot wherein the horses and ponies are kept prevent any other lot owner from being able to obtain a health permit for private sewer and water supply upon said lot.

10. No mercantile or commercial business of any kind or description shall be conducted on any lot, nor any noxious or offensive trade or activity be carried on, and this is to be construed to prohibit the operation of boarding houses, rooming houses or tourist homes. Nothing herein shall prohibit the owner/occupant of the single-family residential dwelling from maintaining within the structure a professional office for his individual home use, nor shall same prohibit cottage manufacturing nor instructional tutoring in the arts and scholastic areas.
11. All buildings, including accessory buildings, must comply with all codes and ordinances set forth by the County of Prince Edward.
12. Unregistered, untagged or inoperative motor vehicles (to include but not be limited to cars, trucks, recreational vans, trailers, motorcycles) shall not be permitted to remain on any lot for more than thirty (30) days in any calendar year.
13. No solid fences, whether of wood, block or other construction, shall be permitted on any lot line except the rear lot line. There shall be no wire fences, including but not limited to, chain-link fences, woven wire fences, barbed wire fences, or of similar structure, permitted on any lot lines or any area of the said lot between the front of the main structure and the roadway upon which the main structure fronts.
14. There shall be no outside storage and all wood for use in any fireplaces or wood furnaces or heating fixtures of similar nature shall be cut to size of intended use and stacked to the rear of the residence.
15. Satellite antennas or items of similar nature and any solar panels or items of similar nature shall only be permitted upon the lots if to the rear of the single-family residential dwelling and no closer than fifty (50) feet from any adjacent property line.

16. All sewage, water, and gas lines shall be buried in ground.
17. Declarants shall maintain LaKasie Drive, Lisa Lane and Steven Street, to drivability standards established by the Virginia Department of Transportation for similar type roadways. Declarants make no warranty or contractual representation that any of the roadways within the Lakasie Springs Subdivisions shall be accepted into the Virginia Highway System. Neither the Virginia Department of Transportation nor any local or State governmental agency shall be responsible for the development, maintenance, supervision or control of said roadways and easements. Until such time that LaKasie Drive, Lisa Lane and Steven Street be accepted into the Highway System of the Commonwealth of Virginia, if ever, the Declarants shall be responsible for the maintenance of these roadways. It is expressly understood and agreed that LaKasie Drive, Lisa Lane and Steven Street are dedicated to the use of ingress and egress to and from Virginia Secondary Highway No. 630 as to the lot owners within LaKasie Springs Subdivision, others entitled to the use thereof, the rights of the use of Declarants, as to other contiguous land owned by them at this time or hereafter acquired, the rights of the public to the use thereof as required by the Prince Edward County Zoning Subdivision Ordinances, and the respective successors and assigns of the parties specified herein. No further dedication or deed shall be required of the Declarants or of the lot owners to transfer title to LaKasie Drive, Lisa Lane or Steven Street to either the County of Prince Edward and/or the Commonwealth of Virginia in the event LaKasie Drive, Lisa Lane or Steven Street should be accepted into the State Highway System, but in the event the County of Prince Edward or the Commonwealth of Virginia or any governmental agencies thereof shall require the execution of any

documents, then Declarants and the then lot owners agree to execute said documents, without further consideration and within five (5) days of presentation.

18. In the event of any breach of these restrictions, covenants and conditions, then any owner of a lot within LaKasie Springs Subdivision shall have legal standing for the enforcement of the provisions hereof as to any person or party so breaching same. Said lot owners shall be entitled to the recovery of reasonable attorney's fees and actual costs incurred as a direct result of the enforcement of said restrictions, covenants and conditions against any owner found to be in breach hereof.

WITNESS the following signatures and seals: