

RESTRICTIVE COVENANTS  
OF  
CEDAR GROVE SUBDIVISION  
(EDGEWOOD DRIVE LOTS 18-32)  
(EVERGREEN DRIVE LOTS 1-17)

DECLARATION OF INTENT AND PURPOSE:

THE INTENT AND PURPOSE OF THESE RESTRICTIVE COVENANTS IS TO CREATE AND MAINTAIN A PLEASANT, ATTRACTIVE AND COMPLIMENTARY QUALITY RESIDENTIAL NEIGHBORHOOD FOR THE BENEFIT OF ITS RESIDENTS AND THE COMMUNITY.

RESTRICTIVE COVENANTS:

THE FOLLOWING RESTRICTIVE COVENANTS, EASEMENTS, RESERVATIONS AND CONDITIONS ARE HEREBY IMPOSED ON AND MADE APPLICABLE TO LOTS ON EVERGREEN AND EDGEWOOD DRIVE, CEDAR GROVE SUBDIVISION, ROCKBRIDGE COUNTY, VIRGINIA, AS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT MADE BY JAMES E. DORSEY, CLS, DATED May 8, 1980 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKBRIDGE COUNTY, VIRGINIA, IN PLAT BOOK NUMBER 7 AT PAGE 85 & 86

1. ALL LOTS ARE RESTRICTED TO RESIDENTIAL USES, AND NOT MORE THAN ONE SINGLE FAMILY DWELLING MAY BE ERECTED UPON ANY ONE LOT.
2. ONE STORY DWELLING SHALL CONTAIN A MINIMUM OF 1500 SQUARE FEET OF FLOOR SPACE ON THE FIRST FLOOR, THE MINIMUMS ARE NOT TO INCLUDE THE AREA OF GARAGES, PORCHES, BREEZEWAYS OR PATIOS, MULTIPLE STORY DWELLING SHALL CONTAIN A MINIMUM OF 1200 SQUARE FEET OF FLOOR SPACE ON THE GROUND FLOOR.
3. NO BUILDING MAY BE ERECTED UPON ANY LOT WITH EXTERIOR WALLS CONSISTING OF: EXPOSED OR PAINTED (CINDERBLOCK) ASBESTOS SHEET OR SHINGLE SIDING, ASPHALT SHEET OR SHINGLE SIDING, COMPOSITION OR ARTIFICIAL BRICK OR STONE SIDING. THE ARCHITECTUAL DESIGN OF ANY BUILDING OR GARAGE SHALL ALSO BE OF LIKE MATERIAL AS THE DWELLING ON THE LOT.
4. MOTOR HOMES OR CAMPERS SHALL NOT AT ANY TIME BE USED AS A

HOWEVER THE PARKING

5. THERE SHALL BE NO FENCES ERECTED AT A HEIGHT OF HIGHER THAN 5 FEET, AND ALL FENCES SHALL BE CONSTRUCTED OF EITHER CHAIN LINK, PICKET, BOARD OR RAIL MATERIAL (PREFER CEDAR RAILS).

6. EACH LOT SHALL BE SUBJECT TO RESERVATIONS FOR UTILITY LINES AND CABLE T.V. LINES UNDER AND ACROSS STRIPS OF LAND TEN (10) FEET IN WIDTH ALONG THE SIDE LINES AND ALONG THE REAR LINE OF EACH BUILDING LOT, FOR THE INSTALLATION AND MAINTANCE OF ANY UTILITY LINE FOR THE BENEFIT OF ANY OTHER LOT IN THE DEVELOPMENT OR ANY EXTENSION THEREOF. FOLLOWING ANY SUCH INSTALLATION OR MAINTENANCE OPERATION, THE SURFACE OF THE GROUND SHALL BE RESTORED AS NEARLY AS POSSIBLE TO ITS PREVIOUS CONDITION BY THE INDIVIDUAL OR INDIVIDUALS FOR WHOSE BENEFIT SUCH OPERATION MAY HAVE BEEN PERFORMED.

7. ALL UTILITY SERVICE, INCLUDING BUT NOT LIMITED TO TELEPHONE AND POWER SERVICE MUST BE UNDERGROUND.

8. NO LIVE CATTLE, HOGS, OR GOATS SHALL BE ALLOWED ON ANY LOT, NOR SHALL ANY NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY BE CARRIED ON THEREON, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME AN ANNOYANCE OR NUISANCE TO A GOOD RESIDENTIAL NEIGHBORHOOD.

9. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS; NO INCINERATORS OR OTHER STRUCTURES FOR THE BURNING OF TRASH AND GARBAGE SHALL BE CONSTRUCTED OR MAINTAINED ON ANY OF THE SAID LOTS AND THE BURNING OF TRASH AND GARBAGE IN THE CEDAR GROVE SUBIDIVSION IS EXPRESSLY PROHIBITED. ALL EQUIPMENT FOR THE STORAGE OF TRASH, GARBAGE AND OTHER WASTE MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION IN REAR YARDS ONLY UNLESS BELOW GRADE AND CONCEALED.

10. ANY HOME STARTED WILL HAVE TO BE COMPLETED WITHIN ONE YEAR (1) FROM DATE CONSTRUCTION COMMENCED.

11. NO TRAILER, CAMPER, BOAT OR INOPERABLE OR UNLICENSED MOTOR VEHICLE SHALL BE STORED OR PLACED UPON ANY LOT HEREIN DESIGNATED OTHER THAN BY BUILDER DURING COURSE OF CONSTRUCTION, EXCEPT ONE THAT IS HOUSED IN A GARAGE OR SIMILAR APPROVED STRUCTURE IN SUCH MANNER THAT IT IS CONCEALED FROM VIEW FROM ANY LOT BOUNDARY.

YEARS PRIOR TO THE EXPIRATION OF THE ABOVE PRESCRIBED PERIODS,  
AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

13. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY  
AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE  
ANY COVENANT, EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGE.

14. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OF  
COURT ORDER SHALL IN NO WAY EFFECT ANY OF THE OTHER PROVISIONS  
WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

BY: Joyce R. Gilliam  
JOYCE R. GILLIAM

VIRGINIA  
IN THE CIRCUIT COURT OF ROCKBRIDGE COUNTY, June 2, 1981  
THESE RESTRICTIVE COVENANTS OF CEDAR GROVE SUBDIVISION WAS THIS  
DAY PRESENTED IN THIS OFFICE AND ADMITTED TO RECORD

ATTEST: D. Bruce Peterson

CLERK