

Book 291, page 296, and by deed dated January 3, 1989, recorded in the aforesaid clerk's office in Deed Book 296, page 77.

Restrictions:

1. The lot hereby conveyed is designated as a residential lot and no structure shall be erected on it other than one detached single family dwelling not to exceed two stories in height, a guest house, a garage, and/or a garden or tool shed.
2. This lot is to be and remain an exclusively residential lot and no commercial enterprise or trade shall be conducted or carried on upon it or any portion thereof, nor shall anything be done in and on said lot which may be or become a nuisance or annoyance to the neighborhood. This restriction shall not be construed to prevent the leasing of the entire property as a single unit to a desirable tenant or having an office in the home.
3. No farm animals or poultry shall be raised on said property.
4. No dwelling house shall be raised on said land that contains less than 1800 square feet, exclusive of porches, garages, carports or basements.
5. This lot shall not be further subdivided.
6. No mobile homes or trailers shall be placed upon this lot with the exception of storing the owners' own recreational vehicles, or the temporary use of a contractor's trailer while erecting the dwelling.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Northumberland County January 5, 1998, the foregoing instrument was this day presented and with certificate annexed, admitted to record at 13:13 P. M. after payment of \$ 108.00 State Tax \$ 36.00 Local Tax and \$ 72.00 imposed by Section 58-54.1.

Teste: Linda L. Booth, Clerk