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GENERAL RESTRICTIONS OF GREENVALE FARM  
White Chapel Magisterial District  
Lancaster County, Virginia

The real estate of Rappahannock Properties, Inc., known as "Greenvale Farm" and any other real estate expressly subjected to these restrictions, is conveyed subject to the following restrictions, easements and conditions:

1. Each parcel is restricted to residential use only and any residence constructed thereon shall be a detached single family dwelling of not more than two stories in height, together with such outbuildings as are normally associated therewith.

2. The minimum liveable square footage of dwellings erected upon all waterfront and woodland parcels shall be 1500 sq. ft. on the ground floor, exclusive of carports, breezeways, patios and porches, except that on parcels around the inland lake, the minimum liveable square footage shall be 1000 sq. ft. on the ground floor, exclusive of carports, breezeways, patios and porches. Structures shall conform to building standards and codes current at the time of construction and the exteriors shall be such as to blend with and enhance the overall community. No dwelling house or building shall be built on the property except in accordance with plans which have been approved by the Vendor or its agent.

3. No structure shall be located within 100 ft. of any road easement nor closer than 10 ft. to any property line, except when the shape or contour of the particular parcel will not allow building within the above limits, in which case approval must be obtained from the Vendor or its agent.

4. No livestock other than household pets and a horse or a pony shall be kept on any parcel except Parcel 15. No goats or swine may be kept on Parcel 15, but other livestock may be kept thereon.

5. No dwelling of a temporary nature, trailer, basement, tent, shack, garage, barn or other outbuilding shall be occupied on any parcel either temporarily or permanently.

6. The owner of each parcel shall share equally in the costs of maintaining and or improving the private roads leading from the Public highway and serving the Greenvale Farm properties. This covenant shall apply only to costs incurred on or after Jan. 1, 1975.

7. A fifteen (15) foot easement is reserved along all road easements and a ten foot (10) easement is reserved along all side lines for the construction and perpetual maintenance of public and quasi public utilities, drainage and water mains.

8. No parcel shall be used or maintained as a dumping ground for rubbish, trash, garbage or waste, nor shall the same be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

9. Each property owner shall keep grass and weeds trimmed so as not to become unsightly. In default of the above, the Vendor or its agent shall have the right, after due notice, to the property owner, to enter upon said property and maintain the same and make a charge for such service.

Greenfield

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10. These restrictions, covenants and conditions are to run with the land and shall be binding on all parties and all persons claiming under them until Jan. 1, 1982, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners has been recorded agreeing to change said restrictions in whole or in part.

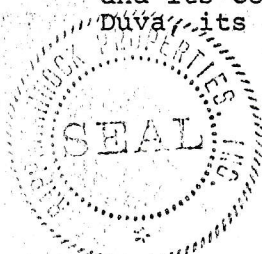
11. If Parcel 15 is further subdivided, each parcel sold therefrom shall be subject to these restrictions as applicable to all other waterfront lots.

IN WITNESS WHEREOF, Rappahannock Properties, Inc. has caused its corporate name to be signed hereto by Thomas W. Horton, its President, and its corporate seal to be hereto affixed, attested by Nicholas Duva, its Secretary, this 19th day of September, 1972.

RAPPAHANNOCK PROPERTIES, INC.

By

*Thomas W. Horton*  
\_\_\_\_\_  
President



ATTEST:

*Nicholas Duva*  
\_\_\_\_\_  
Secretary

VIRGINIA, to-wit:

In the Clerk's Office of the Circuit Court of Lancaster County, the 19th day of Sept. 1972, the foregoing writing was presented and with certificate annexed, admitted to record at 3:35 o'clock, P. M.

Teste:

*Roberta N. Lewis*, Clerk - Dep. Clerk

Bellevue - W. Garland Clark, ally. 9-27-72

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# GREENVALE FARM

## PARCELS 5-9

WHITE CHAPEL MAGISTERIAL DISTRICT  
LANCASTER COUNTY, VIRGINIA



Note: Areas determined by planimeter

Date: JULY 27 1972 Scale: 1"=100'

**TOMLIN & KEYSER**  
WICOMICO CHURCH, VA.

Drawn by: M.H.K. Job No. LC 167-A3  
Checked by: G.E.T. F.B. 189, 202, 196

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