

EXAMINED

FEB 26 1976

*mailed to
Lakeview
golf course
Et
Harrisonburg, Va
W. Moffett*

The annexed and foregoing Subdivision designated as "Lakeview Subdivision, Section 2, located on the east side of State Route 687 and the south side of State Route 689, near Lake Shenandoah, in Central District, Rockingham County, Virginia, is a portion of the real estate acquired by Lakeview Development Corporation by deed dated October 22, 1963, from Edward A. and Annette P. DeJarnette, and Iverson T. and Dorothy Eddins, and of record in the Clerk's Office of Rockingham County, Virginia, in Deed Book 311, at Page 331, is, with the free consent and in accordance with the desire of the undersigned owner thereof, and the land herein subdivided is subject to the following covenants, which shall run with the land for a period of forty years from the date hereof, at which time said covenants shall be extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners (one vote per lot) has been recorded agreeing to change said covenants in whole or in part:

(a) This lot shall be used for residential purposes only. No building shall be erected, altered, placed, or permitted to remain on this lot other than one detached single family dwelling, and a private garage.

(b) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on this lot at any time as a residence, either temporarily or permanently.

(c) The main ground floor area or the total floor area of a multi-level dwelling, exclusive of porches, garages, and breezeways, shall not be less than one thousand eight hundred (1,800) square feet for a dwelling.

(d) No building shall be erected or located on any lot nearer to the fronting street line than the minimum building set back line as shown on the plat.

No building shall be erected or located nearer than 15 feet to an interior lot line, nor nearer than 25 feet to a rear lot line.

For the purpose of this covenant, eaves, stoops, steps, chimneys and bay windows shall not be considered as a part of a building.

(e) No dwelling shall be erected or placed on any lot which has an exterior construction of stucco, cinder block or concrete block.

(f) No animals, livestock, or poultry of any kind shall be kept on any lot, except dogs, cats, or other household pets, provided that such excepted pets are not kept for any commercial purposes.

(g) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property during the construction and sales period.

(h) All exposed exterior basement walls to be covered with a brick veneer.

(i) All buildings upon said lots shall comply with the Building Code requirements for the County of Rockingham in effect as of the date construction is commenced.

(j) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(k) Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages, or both. One or more owners in the Subdivision shall be a proper party to institute such proceedings.

(l) All utilities shall be installed underground.