

va 1082 FAC 918

Solar Heights TTG 7/5/7

X. Outbuildings. Barns, utility sheds or other outbuildings, after plans are submitted to the Committee and approved, may be placed on a lot for the housing of domestic animals which are kept for the use, enjoyment and pleasure of the family living thereat. At all times said barn or other building shall be maintained in a clean and orderly fashion and shall be regularly painted in order that same shall be in keeping and harmony with a high grade rural home. Should the requirements at all times for the upkeep and maintenance of said barn and domestic animals, as set forth herein, not be complied with, then the maintenance and use of such barn shall be classified as falling under the inhibitions set forth in Paragraph VII. above.

XI. Easements. A ten foot easement is reserved along all side and rear property lines for drainage and utility installation and maintenance.

XII. Electric Service. Electric Service shall be underground.

XIII. No tracts in this subdivision shall be recut or resubdivided in such a manner that any existing or proposed dwelling would have less than 175' of frontage on a public road, or less than 2 acres of property.

XIV. In no case shall a wall, fence or hedge be erected or permitted across or along the front of any lot and nearer to the front lot line than 50 feet, nor having a height of more than 4 feet.

XV. No trees of diameter exceeding ten inches, measured four feet above ground, shall be cut without prior approval of the Administrative Committee.

XVI. All Fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.

XVII. Sewerage disposal shall be by municipal or community sewage system or, if by septic tank, in compliance with the State Board of Health.

XVIII. Bird Sanctuary. The property within the subdivision is hereby declared to be a bird sanctuary and any hunting of any wild birds is hereby prohibited.

XIX. Waivers. The Committee, in its sole discretion, may, upon application in writing by a property owner, grant variations to the above covenants which it deems in the best interest of the residents in the community.

XX. Invalidation of any one or more 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.

XXI. Term of Covenants. These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them, until January 1, 1998, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority