

## RESTRICTIONS FOR "FORBES MILL ESTATES"

1. The subject real estate shall be used for residential purposes only.
2. Only single-family dwellings are to be constructed on the subject real estate.
3. All detached buildings such as garages or other buildings are to be built of permanent-type construction, the design and construction of which are to be in keeping with the architecture of the main dwelling house. No temporary living quarters or garage apartments or residence trailers whether on wheels or permanent foundation, are to be located or constructed on the aforesaid lots.
4. No dwelling shall be constructed containing less than 2,400 square feet of floor space. Any dwelling house of two-story construction must contain at least 2,600 square feet of floor space. Six hundred square feet of the aforementioned floor space requirement may be in porches or garage. Under no circumstances will the basement, lower level, or any portion of any house below ground level be considered as part of the required floor space. The foundation on the front and sides to grade-level must be faced with brick or stone.
5. The owners of the aforesaid lots must provide a driveway on said lots adequate for the parking of at least two (2) automobiles. Driveway must be surface treated, paved or concrete.
6. All utility lines, electric, telephone and cable television must be installed underground. Satellite dishes will be permitted.
7. Improvements constructed on the aforesaid lots shall conform with all requirement of "R-1" single family residence district of the Zoning Ordinance of the County of Bedford, Virginia, as now in effect or hereafter amended except for the minimum building line which is specified on the plat. The rear of the building on Lot 8 shall be 220' or less from the main road and at least 50' between the side line of Lot 7 and 8. Any utility building on Lot 7 must be at least 75' from the line between Lots 11A & 7. The building on Lot 6 must be within 220' of main road and any utility building must be 75' off of rear line and 50' off of side line.
8. The above restrictions shall remain in full force and effect and be considered as a covenant running with the land for a period of thirty years from the date hereof.
9. If any of the aforesaid restrictions are violated, any owner of any lot shown on the aforesaid plat shall have the right for an action at law for damages or suit in equity against the owner or owners violating said restrictions.
10. The owners reserve the right to review and approve all architectural plans for the dwellings, garages or other structures to be built in the subdivision.
11. No trees 10" or larger in diameter at stump height shall be removed from the property without prior consent of the architectural review board.
12. No unsightly ornamentation shall be permitted on a lot exterior. (Examples: bird baths, painted rocks, etc.) The review board shall be absolute discretion regarding what is deemed unsightly.
13. All outdoor clothes poles, clothes lines and similar equipment shall be so placed or screened so as to be minimally visible from the street.
14. No singlewide or doublewide mobile homes are permitted.

Plat & Survey-Plat Bk 40 Pg 451

RETURNED  
 MAILED

*Steve Grant*

*\$ 569.67*

INSTRUMENT #070017570  
RECORDED IN THE CLERK'S OFFICE OF  
BEDFORD COUNTY, ON  
NOVEMBER 28, 2007 AT 11:21AM  
\$350.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$175.00 LOCAL: \$175.00  
CATHY C. HOGAN, CLERK

RECORDED BY: CNM