

TAX MAP NO#: 145-A-6 and 145-A-1

040009713

GRAHAM VIEW ESTATES
PROTECTIVE COVENANTS AND RESTRICTIONS

THIS AGREEMENT is made and entered into on the date shown on the signature page at the end hereof, by the undersigned developers, being the sole owners of the subdivision known as Graham View Estates as set forth on a recorded plats of said subdivision of record in the Office of the Clerk, Circuit Court, Bedford County, Virginia, in Plat Book 44, at pages 216-218 and pages 297-298, which is located in Center Magisterial District, Bedford County, Virginia (the "Lot" or "Lots").

1. All lots to be used for single family dwellings only, no acreage tracts (lots 2, 12-19) shall be subdivided without the express written permission of the developers and must be in compliance with all current Bedford County Health & Zoning requirements and setbacks.
2. No single wide or double wide mobile homes shall be constructed upon any lot. Modular homes allowed.
3. Single floor homes shall be a minimum of 1400 square feet heated living space, split level homes shall be a minimum of 1600 square feet heated living space, two story homes shall be a minimum of 2000 square feet heated living space.
4. All proposed houses and contractor(s), including any modular home designs must be approved by developer, prior to beginning construction, this review is final.
5. No animals or poultry of any kind, other than normal household pets shall be kept on any lot.
6. Lots over three acres may have horses, if land is properly fenced to protect land owners and horses. Barns and fences must be approved by developers, prior to beginning construction.
7. No towers or antennas shall be erected which may block any lot owners' view.
8. No tractor-trailers, commercial trucks, or equipment trailers are allowed. Also, no enclosed boxed tractor trailers are allowed.
9. No inoperable or unlicensed vehicle shall be kept on lots.
10. No offensive activity shall be carried on within the subdivision.
11. No sign or billboard of any nature shall be erected on any lot except the usual size offering the property for sale or rent.
12. Off street parking shall be provided for at least two vehicles.
13. Lots fronting Dickerson Mill Road shall have paved or surface treated driveways. Said

treatment must be completed within one year of completion of dwelling located on any lot.

14. All lots must be kept free of trash or debris. Grass shall be kept mowed.
15. No metal storage sheds or metal carports shall be erected on any lot.
16. All barns, storage buildings, sheds, fences, separate garages must be approved by the developers before building starts. The review shall be final.
17. All above grade concrete must be covered with brick, stone, stucco or vinyl.
18. All set back lines, front, back and sides, to meet county regulations at the time of development.
19. All lots must have approved well and septic systems.
20. Lot 11, Section 1 is exempt from the aforesaid restrictions.
21. The Developer reserves the right to change and modify the subdivision plan by changing the size and shape of any unsold lot. Developers also reserve the right to grant variances for these restrictions, in their sole discretion, where a hardship may be caused by the compliance therewith.
22. These restrictions shall affect and run with the land and shall exist and be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from the date of this instrument, after which time the same shall be extended for successive periods of ten (10) years each, unless an instrument signed by a majority of the then owners of the lots subject thereto has been recorded, agreeing to change the covenants in whole or in part.

WITNESS the following signatures and seals.

Dated: June 21, 2004

 (SEAL)
JERRY W. GRAHAM, Developer

 (SEAL)
ANNIE D. GRAHAM, Developer

STATE OF VIRGINIA

COUNTY OF BEDFORD

The attached instrument was executed before me this the 21st day of June 2004 by Jerry
W. Graham and Annie D. Graham.

Carol R. Jones
Notary Public

My commission expires 12-31-04

INSTRUMENT #040009713
RECORDED IN THE CLERK'S OFFICE OF
BEDFORD COUNTY ON
JUNE 22, 2004 AT 02:49PM
CAROL W. BLACK, CLERK

BY: Carol W. Black (DC)

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This instrument was prepared by C.J. MACKINAW.