

telephone and electrical power lines across the real estate hereby conveyed without cost or expense for this permanent easement, and also an easement of way for egress and ingress for the necessary maintenance, replacement and repair of any sewerage, water, gas, telephone and electrical lines. The location of any easement pursuant to this reservations shall not be located so as to affect or destroy any building situated on said real estate.

C. This conveyance is made subject to the following restrictions, which if violated by the Grantees or their successors in title, may be enforced by any owner of another lot in the subdivision:

1. That said real estate shall be used for residential purposes only and no business of any type except professional or service type businesses ordinarily operated at or from a residence may be conducted upon any of the lots in this subdivision.

2. That no dwelling house shall be erected on these lots which contains less than 1,000 square feet of heated floor space, exclusive of garages, carports, basements, attics, porches, and terraces.

3. That no building shall be erected on these lots without permanent siding and no siding of asbestos, asphalt tar, or shingle paper shall be used for such siding and no plain or uncased cinder or cement blocks shall be used as exterior walls for any building erected upon such property unless stuccoed and painted.

4. That no trailer, mobile home, basement, garage, or outbuildings erected on the property shall at any time be used as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.

5. That no pig or hog pens, no outside toilets, no wrecked or junk automobiles, no chicken houses shall be placed on any lots in this subdivision."

Reference is made to the foregoing deed and plat for a more complete description of the premises hereby conveyed.

All taxes for the year 1991 will be prorated between the parties hereto as of date of delivery of this deed.

THOMAS B. SAIRD, JR.
AND
R. O. SHAPPEL
ATTORNEYS AT LAW
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THE VILLE, VA. 24287