

Corporation, does hereby impose and establish the restrictive covenants, conditions and easements hereinafter set forth upon the property to be conveyed by Old Gun River Corporation in the sale of lots in Huguenot Hundred Subdivision, Chesterfield County, Virginia.

1. That all the land described in the deeds from said Corporation except such part thereof as shall be set aside for roads and rights-of-way, or recreational areas, shall be used for residential purposes and no other purposes whatsoever.
2. That said Corporation will develop the land in Huguenot Hundred in parcels or lots of such dimensions as it shall deem suitable provided however, that it will not sell for building purposes, any lot that does not contain 35,000 square feet and that does not comply with R-A Zoning, Chesterfield County.
3. That not more than one residence be erected or placed on any single parcel sold by said Corporation and that such residence shall be a single family house and not to be occupied by more than one family, but private garage with or without living quarters for employees of the owner may be constructed or special living quarters without garages for domestic employees of the owner may be constructed and such other structures for ornamental or, other uses, as are commonly placed on such residential property, are not prohibited.
4. That no residence shall be erected or placed on any parcel of land sold by this corporation that contains less than 2,000 square feet of living space. Further, that no residence or other structure, including fences, shall be erected, except according to plans (including grading plan, color scheme, location and planting plans), which shall first be approved in writing by the corporation or its successors.
5. That no sanitary arrangements whether septic tanks or otherwise shall be installed or materially altered, and no drains be changed unless the same shall be first approved by the corporation or its successors.
6. That all plans of construction and location of all buildings must comply with the County regulations of R-A Zoning as a minimum and must further be approved by the Corporation.
7. That all such above plans, when submitted, must include a plan of screening service areas from road, and neighbors view. Such screens may be planned as fences, walls or hedges.
8. That the premises herein conveyed shall not be used or permitted to be used for manufacture or sale of merchandise of any kind. Any advertising device, boarding houses, or any commercial use whatsoever is barred and shall be deemed a nuisance and injurious to the property and to other owners of land within the subdivision and may be restrained by injunction or other process of law.
9. The premises herein conveyed, shall not be sold or conveyed by the grantee prior to January 1, 1975 without first notifying the grantor, Old Gun River Corporation or its successors in writing of his intention to sell, specifying the terms of sale, the intended purchaser and sale price, and The Old Gun River Corporation, or its successors, shall have the right and option of purchasing for itself, or any other person, the premises to be sold upon the same terms at any time within 30 days of the receipt of notice.
10. That all roads now or hereafter laid out or on the land described in the deeds from Old Gun River Corporation shall remain open for appropriate street purposes and used for the use and benefit of the grantees herein as an appurtenance to the land hereby conveyed in common with said grantor, its successors and assigns including in such uses the right to use said roads for the convenient enjoyment of their land by way of suitable drains, water and gas pipes, poles, wires, and conduits for electric and telephone service and other usual servitudes as are now or hereafter shall be incidental to public highways. If and when such roads are accepted by the County of Chesterfield, this provisions may be omitted from any deeds executed and delivered subsequent to the acceptance of said roads by said state. This restriction shall have force and effect until such time as said roads become officially dedicated and accepted as public rights of way, and thereafter this restriction shall cease and terminate.

11. That after 30% of all the lots now laid out for residential purposes have been sold, the corporation will accept to the Committee, formed by the corporation, for approving building plans as prescribed in paragraph (4) above and to the committee controlling the use of the recreational area, two lot owners, elected by the lot owners to act as full committee members in their functions. When 75% of the lots have been sold, an additional lot owner will be accepted to the committee. Upon complete sale of all lots, the committee will be formed of lot owners only.

12. That all the conditions, covenants and stipulations set forth herein, shall be and will remain applicable to and run with all the land described in the deeds from said corporation and every part thereof, and for or against the owner of any interest therein, his heirs and assigns, but said corporation for itself, its successors and assigns, nevertheless, hereby covenants with the said grantees, their heirs and assigns to incorporate the same terms in every contract to sell and every deed of interest in said land described in said deeds, from said corporation and any part which is may enter into or execute and to comply in every respect in its capacity as owners of the remaining portion of the premises described in said deeds with the terms herein expressed or intended as covenants by said corporation during its ownership of any interest in any part.

13. All original purchasers of lots in Huguenot Hundred shall have membership in the Marina and Recreational Facilities. All repurchasers when approved by the corporation or the committee shall likewise have membership.

This statement is being inserted in all deeds conveying property in Huguenot Hundred. "The plans and specifications for the exterior of any structure to be erected on the lot covered by this deed shall be approved by grantor or his assigns, in writing, before such construction is begun on said lot." Tentative approval is given from the plans; final approval is given after the house is constructed.

Overhead electric and telephone lines have been run to the back of all lots in Huguenot Hundred other than those fronting on Cherokee Road. Underground electric and telephone service, therefore, must be run from the back of the lot to serve each of the houses.

*Pages 1-13 are recorded*