

Greg Smith

2155

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**DEED OF DEDICATION, DECLARATION and RESTRICTION
OF PLEASANT RIDGE ESTATES**

THIS DEED OF DEDICATION, DECLARATION and RESTRICTIONS, made and entered into this 3rd day of April, 2007, by and between PLEASANT RIDGE, INC., party of the first part, Grantor; and the COUNTY OF AMHERST, VIRGINIA, party of the second part, Grantee:

WHEREAS, the party of the first part owns the lots shown on a plat entitled "Pleasant Ridge Estates" dated May 5, 2005 surveyed by Nixon Land Surveying, L. L. C. , said Plat to be attached hereto recorded herewith.

WHEREAS, it is the intention of the developer herein to record the said Plat and dedicate any and all public roads and easements as shown on the plat to the party of the second part hereto;

NOW THEREFORE WITNESSETH:

The party of the first part does hereby declare and dedicate all public utility easements and public roads shown on a plat herein recorded to the County of Amherst;

AND FURTHER WITNESSETH:

That the following restrictions apply to the lots shown on the subdivision plat attached hereto to be recorded herewith and are binding on all future Owners of said lots

1. Lots shall be used for residential purposes only.
2. No signs are allowed on any Lot except for a temporary "For Sale" sign.
3. Each lot shall constitute a single building unit.
4. No swine, cattle, poultry, goats or sheep shall be kept or maintained on any lot.
5. No mobile homes, doublewide mobile homes, modular homes, shacks or temporary buildings shall be placed or maintained on any of these lots.
6. Any recreational vehicles, trailers or other vehicles owned by homeowner must be kept and maintained out of view from the subdivision road or roads upon which the lot adjoins.
7. No commercial kennels shall be permitted on the outside of any of these lots. If there are any commercial kennels, they shall be maintained inside of the dwelling located on said lot.
8. All yards are to be seeded and to be maintained in a park-like condition for a width of fifty feet in front of the house on any lot and 15 feet on the sides and rear of any house on said lot. No fences of any type shall be permitted within 50 feet of the front or 15 feet of the side of the residence on any of said lots.
9. No permanent on street parking shall be permitted.
- 9a. A 30' entrance pipe shall be required at all entrances.
10. Satellite dishes or similar equipment shall be permitted on the rear of lots only.
11. No parking of commercial vehicles of over one ton or school bus parking shall be permitted, except for usual deliveries.
12. Utility easements and Bridle Path easements are reserved for the use and benefit of all Lot owners as per plat attached.
13. All set back lines shall be 50 feet from the front property line, 25 feet from the rear property line and 15 feet from the side property line.

14. All plans and specifications for dwellings and any attached or detached structure must be approved by the developer by written letter prior to construction.
15. All detached buildings shall be permanent type construction and must be approved by the developer by written letter prior to construction.
16. Developer reserves the right to place signs for entrance on such lots as may be necessary for advertising.
17. No all terrain vehicles or any other vehicles of similar description shall be operated on any lot before 9:00 a.m. and after sunset on any day. No vehicles of this type are to be operated on any streets or the bridle easements at any time.
18. There shall be no unlicensed vehicles or vehicles without a State inspection sticker maintained or kept on any part of said lots described herein for any period exceeding thirty (30) days.
19. Developer reserves the right to modify these restrictions as deemed necessary.
20. All front and side porches are to be brick, rock or vinyl lattice to grade. Front stoops and steps are to be enclosed with brick, rock or vinyl lattice and have risers.
21. Dwelling shall have brick or rock foundation to grade.
22. Driveway must be graveled prior to construction and maintained during construction and all streets and roads in the development must be kept free and clear of debris, dirt and mud from construction and there will be no parking on shoulders of roads.
23. All dwellings shall be constructed within 12 months of clearing for foundation. Any building destroyed by casualty shall be reconstructed within 12 months of such casualty or, if the lot owner elects not to rebuild, all debris removed and the lot graded to a natural condition within three (3) months of the casualty.
24. The minimum enclosed living area of dwelling shall be as following:
 - a. One story (ranch) dwelling – 1600 finished square feet on 1st level
 - b. Split foyer and split level dwelling – 1300 finished square feet on ground level and a minimum of 1800 finished square feet.
 - c. Two-story dwelling – 900 finished square feet total on ground level and a minimum of 1800 finished square feet.
 - d. One and a half story- 1000 finished square feet on ground level and minimum of 1600 finished square feet total area.
 - e. All of the above specifications are exclusive of garages, porches, carports, stoop, basement or out buildings.
 - f. Structure shall be 100 per cent complete at time of occupancy according to square footage requirements.
26. All Lot owners are mandatory members of the Pleasant Ridge Recreational Association, Inc. and the Pleasant Ridge Estate Homeowner's Association, Inc. and are subject to road assessment fees and any fees leveled by the two Associations. Land owners must refer to the By-Laws of said organizations for the amount of said fees.

WITNESS the following signature and seal:

Pleasant Ridge, Inc

By: Dorothy C. Morcom

Dorothy C. Morcom

Its: President

STATE OF VIRGINIA

COUNTY OF AMHERST, to-wit:

The foregoing instrument was acknowledged before me this 24th day of April, 2007, by Pleasant Ridge, by Dorothy C. Morcom, its president.

My commission expires: 3-31-11

Judy K. Woldridge
Notary Public

PLAT
RECORDED IN PLAT CABINET
NO. 1
SLIDE 1-159

PLAT
RECORDED IN PLAT CABINET
NO. 1
SLIDE 1-159

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SLIDE 1-159

State Tax 039	\$	_____
County Tax 213	\$	_____
Transfer Fee	\$	_____
VSLF 145	\$	<u>6.00</u>
Clerk's Fee	\$	<u>34.50</u>
Plats	\$	<u>40.50</u>
State Tax 038	\$	_____
County Tax 220	\$	_____
Total	\$	<u>81.00</u>

VIRGINIA: in the Clerk's Office of the Circuit Court of Amherst County April 26 2007. This writing was admitted to record at 8:45 o'clock A M. and the tax imposed by Sec. 58.1-802 of the Code in the amount of \$ _____ has been paid.

TESTE: ROY C. MAYO, III Clerk
By Salvador Reyes Morongo Deputy Clerk