

1738

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BK 1040 Pg 541-543

THIS DOCUMENT PREPARED BY:  
Gregory W. Smith, Attorney at Law, P. C.  
P. O. Box 127, Madison Heights, Va. 24572

THIS DEED of DEDICATION, DECLARATION and RESTRICTIONS made and entered into this the 3<sup>rd</sup> day of April 2006, by and between and Pleasant Ridge, Inc., party of the first part, herein referred to as Grantor; and The County of Amherst, party of the second part, herein referred to as Grantee;

WHEREAS, the party of first part owns the lots shown on a plat entitled "Plat Showing Pleasant Ridge, Section III and Pleasant Ridge Drive Extension", said plat being dated March 14, 2005 and drawn by Russell E. Nixon for Nixon Land Surveying, L. L. C. and;

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

NOW THEREFORE WITNESSETH

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

FURTHER WITNESSETH

That the following restrictions apply to the lots shown on the subdivision Plat attached hereto and to be recorded herewith:

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 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 any of these lots.
8. No fences of any type shall be permitted on the front or sides of these lots. This includes fences of ornamental nature or any post holding up any railing.
9. No permanent on street parking shall be permitted.
- 9a. As per VDOT regulations 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 or utility easements are reserved as per plat attached.
13. All set back lines shall be 50 feet from the front line, 25 feet from the rear line and 15 feet from the sideline.
14. All plans and specifications for dwellings and any attached or detached structures must be approved by an Architectural Committee or the Developer, by written letter prior to construction.
15. All detached buildings shall be permanent type construction with concrete floor and the design and construction thereof shall be in keeping with the architecture of the main dwelling. All buildings must be pre-approved by Architectural Committee by written letter prior to construction. No metal sheds will be permitted, and all out buildings must be on the rear of the lot, and will be required to be landscaped. No commercial or business building may be erected on any lot.
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 streets at any time.
18. There shall be no unlicensed vehicles or vehicles without a County 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. All yards are to be seeded or maintained in a park-like condition in front and side of dwelling and back of house for 40 feet. Any area maintained with trees are to be left in a park-like condition, with all underbrush and debris cleared.
23. 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.
24. 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.
25. The minimum enclosed living area of dwelling shall be as following:
  - a. One story (ranch) dwelling – 1600 square feet on 1<sup>st</sup> level
  - b. Split foyer and split level dwelling – 1300 square feet on ground level and a minimum of 1800 square footage
  - c. Two-story dwelling – 900 square feet total on ground level and a minimum of 1800 square footage.
  - d. One and a half story- 1000 square feet on ground level and minimum of 1600 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.

WITNESS the following signature and seal:

PLEASANT RIDGE

BY: Dorothy C. Morecom (SEAL)

Its: Pres.

STATE of VIRGINIA

COUNTY of AMHERST

to-wit:

The foregoing instrument was acknowledged before me this the 12 day of April, 2006, by Pleasant Ridge, by Dorothy C. Morecom its President

My commission expires 3/31/07.

Judy K. Underidge  
Notary Public

PLAT  
RECORDED IN PLAT CABINET  
NO. 1  
SLIDE 1-99

PLAT  
RECORDED IN PLAT CABINET  
NO. 1  
SLIDE 1-99

State Tax 039 \$ \_\_\_\_\_  
County Tax 213 \$ \_\_\_\_\_  
Transfer Fee \$ \_\_\_\_\_  
VSLF 145 \$ 4.50  
Clerk's Fee \$ 29.50  
Plats \$ 27.00  
State Tax 038 \$ \_\_\_\_\_  
County Tax 220 \$ \_\_\_\_\_  
Total \$ 61.00

VIRGINIA: in the Clerk's Office of the Circuit Court of Amherst County April 14 2006, This writing was admitted to record at 12:46 o'clock P 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 Suzanne Spey Mozingo Deputy Clerk