

RESTRICTIVE COVENANTS FOR INDIAN ROCK ASSOCIATION, INC.

1. LOTS AND BUILDINGS
 - a. All lots in the tract, except those otherwise designated on the recorded plat, shall be used for residential purposes only. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, exclusive of basement.
 - b. All residential buildings shall have at least 700 square feet of floor area for the first floor, exclusive of porches, patios, basements and garages.
 - c. No buildings shall be located nearer than 20 feet to the front property line, or 10 feet to the side property line to comply with Northampton County and Dominion Power Company restrictions.
 - d. No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently without written permission from the Directors of Indian Rock Association.
 - e. Roofing shingles, or tarpaper shall be prohibited as a major exterior building material. Cinder blocks may be used for foundations only.
 - f. All residential buildings shall be constructed with said foundation walls.
2. The Directors of Indian Rock Association shall approve all plans and specifications used in the construction of any structure. Two weeks will be required for the Board to give this approval before any construction can begin.
3. No outside toilet shall be constructed or used on any lot except during construction.
4. No lot shall be used as a dumping ground for waste, trash, garbage, refuse, scrap, debris, or junk with the exception of limbs and leaves.
5. No harmful or displeasing activity shall be carried out on any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
6. No horses, cows, chickens, sheep, pigs or goats shall be raised, bred or kept on any land. Dogs, cats or other household pets, however, may be kept provided they are not kept, bred or maintained for any commercial purposes.
7. No lot or group of lots may be re-subdivided so as to produce a greater number of lots.
8. The owners shall pay annual dues to the Indian Rock Association and all other assessments, which become due after the date of the sales contract, pursuant to Article IX, Sections 3-6.
9. The owner(s) automatically becomes a voting member of the Indian Rock Association and is entitled to the full enjoyment of the Associations common properties subject to the Guidelines, Restrictive Covenants, and the By-Laws of said Association.