

**RECORDED RESTRICTIONS
BINDING ALL LOTS IN BLUE RIDGE SHORES**

The following restrictive covenants and conditions shall be applicable to and binding upon those certain lots and parcels of land shown on a certain plat or plats of Blue Ridge Shores Subdivision, filed or to be filed for record in the Clerk's Office of the Circuit Court of Louisa County.

1. Said lots shall be used exclusively for residential purposes except those lots designated as business or commercial areas on the maps or plats aforesaid.
2. Not more than one single-family dwelling house may be erected on any such residential lot, or more than one other building for garage or storage purposes in connection therewith and provided further than such garage or storage building shall not be constructed prior to the dwelling house. No accessory or temporary building shall be used or occupied as living quarters. No building shall be constructed or erected on said lot unless built of solid or permanent material. Wood exteriors shall be stained or painted with at least two coats of stain or paint. No structure shall have tar paper, roll brick siding or similar material on the outside wall. No trailers, tents, shacks or other structure shall at any time be occupied as a residence on said property and no trailer designed for living purposes shall at any time be brought upon or stored upon said property.
3. No residence of less than 600 square feet of living space, exclusive of the porch area, shall be erected or constructed on said lots. Plans for buildings to be constructed or erected on said lots shall be subject to approval of Blue Ridge Shores, Inc., or its assigns, before construction is started.
4. No porch or projection to any residence or appurtenant building thereto shall extend nearer than 20 feet from the front line of the property or within 8 feet from the line of any abutting owner, except where set-back lines appear on the plat, structures or appurtenant buildings thereto may be constructed within the described areas shown by such lines.
5. No outside toilets shall be allowed on said lots. No waste shall be permitted to enter Lake Louisa and all sanitary arrangements must be inspected and approved by local or state health officers before any septic tanks are installed or before waste disposal systems shall be constructed. No drain field or other disposal system shall be allowed nearer than 50 feet from the high water mark of Lake Louisa.
6. No animals or fowl shall be kept or maintained on said lots except customary household pets. No signs of any kind shall be displayed on any lot without the written permission of Blue Ridge Shores, Inc., or its successors and/or assigns.
7. Blue Ridge Shores, Inc., for itself, its successors, assigns and licensees reserves easements, as shown on said plats, over, through and upon said land for the installation of utilities and drains and the maintenance thereof. Blue Ridge Shores, Inc., for itself, its successors, assigns and licensees also reserves the right to install and operate electric and telephone lines, poles and appurtenances thereto; gas and water mains and appurtenances thereto; sewer lines, culverts and drainage ditches, reserving also the rights of ingress and egress to such areas for the purpose of installing, operating and maintaining any of the above mentioned installations. Blue Ridge Shores, Inc., for itself, its successors, assigns, and licensees also reserves the right to locate and install drains where it deems necessary and to cause or permit drainage of surface waters over and/or through said land. The owners of said land shall have no cause of action against Blue Ridge Shores, Inc., its successors, assigns or licensees either at law or in equity, excepting in cases of willful negligence by reason of any damages caused said land in installing, operating and maintaining above mentioned installations.
8. No boat docks, floats or other structures extending into the lake shall be constructed or placed into or on said lake without prior written approval of Blue Ridge Shores, Inc., its successors and/or assigns. No loud or annoying motors shall be permitted on the lake between the hours of 10:00 PM and 8:00 AM.
9. No noxious or offensive trade or activity shall be carried on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.
10. These restrictions shall be considered as covenants running with the land and shall bind the purchasers of all lots shown on the subdivision map or maps hereinbefore referred to, recorded or to be recorded, their heirs, executors, administrators and assigns, and if said owners, or any of them, their heirs, executors, successors or assigns shall

violate or attempt to violate any of the covenants or restrictions herein contained, it shall be lawful for any person or persons owning any such lots in the subdivision in which said lot is situated to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing, or to recover damages for such violation. Any invalidation of any one of these covenants and restrictions shall in no way affect any other of the provisions thereof which shall thereafter remain in full force and effect.

11. Restriction No. 1 contained herein shall continue for a period of 99 years from the date of the recordation of these restrictions in the Clerk's Office of the Circuit Court of Louisa County, Virginia.
12. All of the restrictions, conditions, covenants and agreements contained herein, other than restriction No. 1 herein, shall continue until January 1, 1970, and may as then in force, be extended from that date for a period of ten years without limitation by the assent, evidenced by appropriate agreement entitled to record, of the owners of two-thirds in area of the property described in said deed, exclusive of streets, private lanes and parks, private or otherwise.

The foregoing restrictions were recorded in the office of the Clerk of the Circuit Court of Louisa County, in Deed Book 106, Page 416, on April 1960.

(Note: the necessary agreement was recorded to extend these restrictions until January 1, 2020.)