

ARCHITECTURAL GUIDELINES SALEM WOODS SUBDIVISION, SECTIONS F AND G

The following **ADDITIONAL** architectural guidelines are hereby imposed on and made applicable to Salem Woods, Sections F and G, as shown on plat made by J. K. Timmons and Associates, Hopewell, Virginia.

1. No lot shall be used except for residential purposes. Only one residence may be constructed on each platted lot as recorded nor shall said platted lots be subdivided or re-subdivided. Outbuildings not inconsistent with residential use may be erected upon approval in writing as provided in Paragraph "2" herein.
2. No building, structure, outbuilding, fence or wall shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the same have been filed with and approved by the Architectural Review Committee as to square footage, quality of workmanship and materials, harmony of exterior design and/or color with existing structures, and as to location with respect to topography and finish grade elevation.
3. The Architectural Review Committee is composed of the following persons:
William A. Patton, Paul. W. Walk, Jr. and Jim Davis.

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to these guidelines. At any time, the then recorded owners of ninety percent of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

4. The committee's approval or disapproval as required in these guidelines shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suite to enjoin the construction or alteration, after notice in writing of said construction has been received by said committee, or any member thereof, approval will not be required and the related guidelines shall be deemed to have been fully complied with.
5. No sign of any kind shall be displayed to the public view on any lot except that one sign of not more than six square feet advertising the property for sale or rent may be displayed, and one sign used by a builder to advertise the property during the construction and sales period may also be displayed on each lot in Sections F and G.

6. No trailer, tent, shack, garage, barn or other outbuildings erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence; provided, however, this clause shall not be construed to prevent domestic held quarters being installed over a detached garage or other outbuildings.
7. No trailer shall be parked over 12 hours in any one week on any lot or driveway so as to be visible from the street.
8. No live cattle, hogs, or goats or any dog kennel as defined by the Chesterfield County Code in existence as of the date of the recordation of these restrictions shall be allowed on any lot, nor shall any noxious or offensive trade or activity be carried on thereon, nor shall anything be done thereon which shall be or become an annoyance of nuisance to a good residential neighborhood.
9. Single story houses must contain no less than 1300 square feet of heated living space. Two story houses must contain no less than 1400 square feet of heated living space.
10. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition in rear yards only. Trash to be picked up by public or private service shall be kept outside the bounds of any road in this subdivision and kept wholly on the individual lots.
11. No individual sewerage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of state and local public health authorities. Approval of such systems as installed shall be obtained from such authority.
12. No horse or pony shall be stabled or pastured on any lot or parcel of land.
13. No unlicensed motor vehicle shall be parked on any lot herein for more than thirty (30) days unless it is parked in an enclosed garage.
14. Topographic and vegetation characteristics of properties with in Salem Woods shall not be altered by removal, reductions, cutting, excavation or any other means without the prior written approval of the Architectural Review Committee. Written approval will be granted for the minimum amount of earth movement and vegetation reduction required in plans and specifications approved pursuant to the provisions of Paragraphs 3 and 4 of these guidelines.
15. No trees measuring six (6) inches or more in diameter at a point two (2) feet above ground level may be removed without the written approval of the Architectural Review Committee. Approval for the removal of trees located within fifteen (15) feet of the main dwelling or accessory buildings or within fifteen (15) feet of the approved site for such building will be granted unless such removal will substantially decrease the beauty of the property.

- 16.** In order to implement effective insect, reptile and woods fire control, the owners and their agents have the right to enter upon any property on which a building or structure had not been constructed and upon which no landscaping plan had been implemented, for the purpose of mowing, removing, clearing, cutting, or pruning underbrush, weeds or other unsightly growth, which in the opinion of the owners detracts from the overall beauty, setting, and safety for Salem Woods. The cost of this vegetation control shall be kept as low as reasonably possible and shall be paid by the owner of the property. The owners and their agents may likewise enter upon such property to remove any trash that has collected. Such entry shall not be made until thirty (30) days after the owner of the property has been notified in writing of the need of such work and unless such owner fails to perform the work within said thirty (30) day period. The provisions in this paragraph shall not be construed as an obligation on the part of the owners to mow, clear, cut or prune any property, to provide garbage or trash removal services. Entrance upon property pursuant to the provisions of this paragraph shall not be deemed a trespass.
- 17.** The following are prohibited until it has been approved the Architectural Review Committee, its successors or assigns:

 - A)** No fence shall be erected, placed or altered on any lot.
 - B)** No metal or anchor type fence shall be erected so as to extend closure to the front of any lot than the rear building line of the main structure.
 - C)** No antenna other than standard television antenna shall be installed.
 - D)** No swimming pool is to be constructed above ground.
 - E)** No single story main structure shall be of slab construction.
- 18.** The dwelling house erected on any lot shall face upon the street on which the said lot fronts, unless said lot is a corner lot in which case the Architectural Review Committee may approve a request to locate the dwelling diagonal to the streets. No dwelling shall be erected on any lot in violation of the building setback requirements as contained in the zoning ordinance presently in effect in the County of Chesterfield, Virginia.
- 19.** No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed 2-1/2 stories in height, unless written consent be first obtained from the Architectural Review Committee.
- 20.** No structure will be built having exposed block foundations. All foundations including porches will have exposed brick foundations.
- 21.** If wood decks are used on front, rear or side of homes, the structure holding these from ground level must be of brick material the same as the main house.

22. No 1-1/2 story (Cape Cod) dwelling shall be erected unless there are three or more dormers on front of the dwelling. Such dormers are to be odd in number.
23. All front stoops or porches must have a roof over them to match the main body of the home.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any guideline either to restrain violation or to recover damages. If no such proceedings are instituted within sixty (60) days of any such violation, then it shall be conclusively presumed that the violation or attempted violation has been waived by all parties owning or having any interest in lots in said Sections F and G whether or not such parties have actual notice of said violation or attempted violation. Invalidation of any of these guidelines by judgment or court order shall in no way affect any of the other provisions that shall remain in full force and effect.

These guidelines are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these guidelines are recorded, after which time said guidelines shall be automatically extended for an additional period of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said guidelines in whole or in part.

The Architectural Review Committee may waive in writing the violations of any of these guidelines and may amend, modify, or waive in writing any of the above guidelines on lots which may be at that time owned by Virginia First Savings, F.S.B., and together with the written consent of the then lot owners, may amend, modify, or waive in writing any of the above restrictions on lots which have been sold.