

GLEBE HARBOR DEED COVENANTS

1. No building shall be erected or maintained on any lot in said subdivision other than a private residence and a private garage and boat facilities for the sole use of the owner or occupant thereof.
2. Any garage or other building erected or maintained on any lot in said subdivision must conform in appearance and construction to the residence on such lot.
3. No part of said premises shall be used for commercial or manufacturing purposes, nor shall any use be made of any lot which would constitute a nuisance or depreciate the value of adjoining lots.
4. No residential building shall be erected or maintained on any lot in said subdivision having a ground floor area of less than 1,000 sq. ft. on waterfront lots, and 750 sq. ft. on other lots, exclusive of porches, etc.
5. No building shall be erected or maintained on any lot in said subdivision closer than 20 feet from front lot lines, nor closer than 5 feet from back or side lines, except boat facilities.
6. No outside toilets or privies shall be erected or maintained on any lot in said subdivision, and all sanitary plumbing installed thereon shall conform with the minimum requirements of the Department of Health of Westmoreland County, Virginia, and of the State of Virginia.
7. No animals or birds, other than household pets, shall be kept on any lot in said subdivision.
8. All building exteriors must be of masonry, wood, or other material equal in quality thereto, and all exteriors, other than brick or stone, must be painted or stained and maintained. Exterior materials other than brick must be new.
9. All exterior construction must be completed and closed in within 8 months of the commencement of construction and all foundations must be continuous and solid.
10. No house trailers or other trailers used for residential purposes will be permitted or kept on any lot in this subdivision.
11. The grass on the lots must be kept mowed to a height not to exceed 8 inches, and the failure to do so will allow the Seller to cut and charge a reasonable cost for same to the Purchaser.
12. Lot owners who maintain private driveways onto their respective lots shall install culvert pipe according to State specifications along the street line where such driveways meet the Street.
13. The aforesaid conditions, reservations and restrictions run with the land and shall be and remain as covenants binding upon all owners in said subdivision, their heirs and assigns.
14. Invalidation of any of these covenants by judgment or decree of a Court having jurisdiction shall in no way affect any of the other covenants herein which shall remain in full force and effect.