

GH Covenant	CP Covenant
<p><b>NOTE:</b> The covenants below apply to all sections in Glebe Harbor. In Cabin Point, there are additional provisions in covenants 2 in 3 14 that apply to the specified sections.</p>	<p>1. Cabin Point, Inc. reserves a 15 ft. utility easement along the street boundaries of the respective lots in the said subdivision and reserves the right to grant to the appropriate utility service organizations easements, 7-1/2 ft. in width, along the side boundary lines of lots shown on the said plat, except that where two or more of the said lots are owned by a common owner, no such easement may be granted except along the side line of the composite ownership of the said common owner.</p>
<p>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.</p>	<p>2. No building shall be erected or maintained on any residential 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. <b>[added to Sec. 7, 8, 9, 10, 11, 12, 4 addition:]; and no structure other than boat facilities and erosion control structures shall be erected closer than 25 ft. to the mean high water line of Cabin Point Creek.</b></p>
<p>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.</p>	<p>3. Any garage or other building erected or maintained on any residential lot in said subdivision must conform in appearance and construction to the residence on such lot.</p>
<p>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.</p>	<p>4. 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.</p>
<p>4. No residential building shall be erected or maintained on any lot in said subdivision having a ground floor area of less than 1000 sq. ft. on waterfront lots and 750 sq. ft. on other lots, exclusive of porches, etc.</p>	<p>5. No residential building shall be erected or maintained on any lot in said subdivision having a ground floor area of less than 1,200 sq. ft. on waterfront lot and 875 sq. ft. on other lots, exclusive of porches, etc.</p>
<p>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.</p>	<p>6. Buildings shall be erected in accordance with setback lines shown on the plat of subdivision and in accordance with side and back line restrictions as established by the ordinances of Westmoreland County.</p>

<p>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.</p>	<p>7. All sewerage will be disposed of through the use of septic tank and drain field installations to be approved by the Westmoreland County Health Department.</p>
<p>7. No animals or birds, other than household pets, shall be kept on any lot in said subdivision.</p>	<p>8. No animals or birds, other than household pets, shall be kept on any lot in said subdivision.</p>
<p>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.</p>	<p>9. 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.</p>
<p>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.</p>	<p>10. 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.</p>
<p>10. No house trailers or other trailers used for residential purposes will be permitted or kept on any lot in this subdivision.</p>	<p>11. No house trailers or other trailers used for residential purposes will be permitted or kept on any lot in this subdivision.</p>
<p>11. The grass on the lots must be kept mowed to a height not to exceed 8 inches and the failure so to do will allow the Seller to cut and charge a reasonable cost for same to the Purchaser.</p>	<p>12. The grass on the lots must be kept mowed to a height not to exceed 8 inches.</p>
<p>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.</p>	<p>13. Lot owners who maintain private driveways onto their respective lots shall install and maintain culvert pipe according to State specifications along the street line where such driveways meet the street.</p>
	<p>[Added in Sec. 7, 8, 9, 10, 11, 12, 4 addition:]  14. Lots abutting on Cabin Point Creek are subject to a 15 ft. wide restricted area inland from the mean high water line, which area is to remain as close to its natural state as is practical and is not to be cleared of its tree cover or incorporated in a sod lawn. Undergrowth may be cleared and shrubs and ground cover may be planted</p>