

6. The ground floor area of any main residential structure, exclusive of open porches, attached garages or basements, shall not be less than 2,500 square feet for one story or not less than 3,000 square feet for one and one half or two-story structures, of which finished living area shall not be less than 3,000 square feet of which at least 2,000 sq. ft. is contained on ground floor. All structures must have an attached garage not less than 450 square feet, except for basement homes utilizing part of the basement as a garage with 450 sq. ft. All main roof pitches must be 8/12 pitch or greater.
7. Any residential structure permitted on any of the lots situated in said subdivision must follow the requirements of all state, federal, and municipal agencies, including those in force and effect by the Bedford County Codes.
8. The outside walls of all structures erected in said subdivision, including attached or detached garages, shall be of brick (either clay or masonry) or stone to cover at least 95% of outside walls. No metal roofing will be allowed on any structure without written consent from the Developer.
9. No structure of a temporary or permanent nature shall be built on any part of said lot, such as carports or storage sheds unless said structure is consistent with the exterior design of the residence constructed on said lot and must have written permission from Developer.
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 material shall be kept in a sanitary condition. No sold lot shall have grass over 12" tall at any time. All unsold lots shall be mowed by the Developer four times per year or grass shall not exceed 30" tall at any time on unsold lots.
11. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of both state and local public health authorities. Approval of such system as installed shall be obtained from such authority.
12. Utilities, specifically including water, gas, phone and electrical services shall be placed underground from the main service line to their residence.
13. No private agreement of any adjoining property owners shall modify or abrogate any other of these restrictive covenants nor the obligations,