

RESTRICTIVE COVENANTS

Riversound Subdivision

The following restrictions are agreed to by the Hollin Group as developer of the subdivision and must be agreed to by each purchaser of a lot or parcel in the subdivision, as evidenced by the inclusion, expressly or by reference, of such restrictions in each deed evidencing the conveyance of a lot or parcel in the subdivision:

1. Only single-family residential structures may be constructed on lots or parcels in the subdivision; provided, however, utility buildings may be constructed in connection with a single-family residential structure. Each such single-family residential structure shall contain at least one thousand five hundred (1,500) square feet of heated and cooled living space at least one thousand (1,000) square feet of which shall be on the first floor of the structure. No mobile homes or prefabricated residential structures shall be permitted on lots or parcels in the subdivision.
2. No residential structure, including attached garage, may be constructed on or otherwise encroach on the area within fifty (50) feet of the front and back boundary lines of the lot or parcel or the area within twenty-five (25) feet of the side boundary lines of the lot or parcel, it being the intent of this restriction to establish minimum setback requirements for residential structures on each lot or parcel in the subdivision.
3. All single-family residential structures on lots or parcels in the subdivision shall be constructed with a basement or on a permanent foundation containing crawl space beneath the lowest residential floor of the structure. Absolutely no residential structures shall be built on slabs, concrete or otherwise.
4. No structure shall be constructed on any lot or parcel on the subdivision in a manner which permits concrete block or other substructure material to be exposed to view. All exposed foundations of structures shall be covered with brick, finished surface wood, stone, stucco or some type of masonry work.
5. Each single-family residential structure shall have at least a two-car garage which is covered and enclosed. No carports shall be allowed.
6. The roofs of all structures shall be covered with asphalt shingles, wood shakers, or slate or other comparable tile.
7. All driveways must be paved in their entirety with concrete.
8. No livestock may be kept on any lot or parcel in the subdivision nor may any external or detached structures be constructed to house livestock, cats or dogs.
9. No business or commercial enterprise shall be operated in any structure on any lot or parcel in the subdivision.

Deviations to or amendments to the foregoing restrictions must be approved by not less than seventy-five percent of the owners of parcels or lots in the subdivision, with the owner of each separate parcel or lot having one vote in the matter, and also separately approved by the owners of The Hollin Group for so long as The Hollin Group owns any lot or parcel in the subdivision.

THE HOLLIN GROUP

B. J. Hollin *James A. Hollin*