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RESTRICTIONS AND RESERVATIONS
FAIRWINDS SUBDIVISION
IVY HILL, FOREST, VIRGINIA

1. Property shown on the plat shall be used for single family residential purposes only. No subdivision of the property shown on the plat shall be made without the prior written approval of the Architectural Committee.
2. No structure shall be erected, placed or permitted to remain on the property other than single family townhouse dwellings.
3. No building, fence, outside lighting, screen planting or other structure or improvements shall be erected, placed or altered on the property until the proposed plans and specifications showing where applicable floor plans, the floor elevations, exterior color or finish, roofing material, a plot plan detailing the proposed location of such building or structure, drives and parking areas and the construction schedule have been filed with and approved in writing by the Architectural Committee. The Architectural Committee shall further have the right to determine in its sole and uncontrolled discretion the square footage requirements of structures and the setback requirements from street lines, side yard lines and rear yard lines. Refusal or approval of plans, locations or specification may be based by the Architectural Committee upon any ground including purely aesthetic conditions which in the sole and uncontrolled discretion of the Architectural Committee shall seem sufficient. This restriction is subject to the proviso that in the event no suit to enjoin the erection of a building or the altering of existing buildings or other structures or improvements has been commenced within sixty days after the completion of the work, such approval will not be required and this covenant will be deemed to have been fully satisfied.
4. No noxious or offensive activities shall be carried on the property nor shall anything be done thereon which shall constitute a nuisance to the adjoining landowners. No signs or billboards shall be erected or maintained on any lot unless approved in advance by the Architectural Committee. No trade materials or inventories may be stored upon the premises and no trucks (including, but not limited to, pickup trucks), vans, trailers (including, but not limited to, campers, recreational vehicles, mobile homes or house trailers), boats or tractors may be stored or regularly parked on the premises, except in a garage. All trash and garbage must be kept in underground receptacles unless within the utility yard referenced in paragraph 9 hereof. No business activity or trade of any kind whatsoever shall be carried on upon any building site. No activity will be permitted

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which would detract from the playing qualities of the Ivy Hill golf course or development of an attractive overall landscaping plan for the entire area of the said Ivy Hill golf course.

5. No trailer (including, but not limited to, campers, recreational vehicles, house trailer and mobile homes), basement (unless said basement is part of a residence erected at the same time), tent, shack, barn or other out building shall be erected or placed on any property covered by these covenants except as specifically permitted herein.

6. No animals or poultry of any kind other than house pets shall be kept or maintained on any lot. House pets shall not be permitted to run at large.

7. The owners of each townhouse unit will be provided with sufficient parking space for the parking of two automobiles per unit. Owners and occupants of townhouse units shall not park their automobiles on any street in this subdivision.

8. The property shall at all times be kept free of tall grass, undergrowth, dead trees, trash and rubbish and shall be properly maintained so as to present a pleasing appearance and prevent erosion.

9. The following buildings, structures and objects may be erected, placed and maintained and allowed to remain on the property only if the same are located wholly within the main residence or wholly within a utility yard: pens, yards and houses for pets, above ground storage of construction material, wood, coal, oil and other fuels, clothes racks and lines, clothes washing and drying equipment, laundry rooms, outdoor cooking grills, tool shops and work shops, garbage and trash cans, boats and boat trailers and receptacles (other than underground receptacles referred to in paragraph 4 hereof) and above ground exterior air conditioning and heating equipment and other mechanical equipment and any other structures or objects determined by the Architectural Committee to be of unsightly nature or appearance. If a utility yard is utilized to enclose any one or more of the above mentioned items, said utility yard shall be walled or fenced and the entrance thereto shall be screened using materials and with a height and design approved by the Architectural Committee.

10. Notwithstanding the requirements of paragraph 9 above, owners will be permitted to maintain unenclosed wood piles which are neatly stacked and kept for firewood purposes and which said wood-piles do not exceed a length of 12 feet and a height of 4 feet.

11. All telephone, electric and other utility lines and connections between the main utility lines and other structures shall be concealed and located underground so as not to be visible.

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12. No living trees which have a diameter of over 5 inches may be cut on any lot except with the prior written approval of the Architectural Committee. Approval for the removal of trees will be granted unless such removal will substantially decrease the beauty of the property.

13. No television antenna, radio receiver or send, or other similar device shall be attached to or installed on the exterior portion of any building or structure.

14. A perpetual easement, privilege and right for utility purposes on, in and under a 5 foot strip along the interior boundary of each lot is hereby reserved in favor of the declarant, Allen W. Harvey and Fern W. Harvey, for themselves and their successors and assigns.

15. These restrictions are to run with the land and shall be perpetual.

16. The Architectural Committee hereinabove from time to time mentioned shall consist of 5 persons appointed annually on the first day of June by Allen W. Harvey and Fern W. Harvey, their successors or assigns, to serve for one year or until their successors shall have been duly appointed. Any vacancy occurring in the membership of said committee may be filled for the balance of the unexpired term by majority vote of the remaining members of the Committee. One member of such committee shall be a qualified architect. Said committee shall select one of its members as chairman, keep written minutes of its proceedings and have the right to establish reasonable by-laws, rules and regulations for carrying on its business. Any matter submitted in writing to all members of the Architectural Committee with written requests for approval by said committee which is neither approved nor disapproved within 30 days after such submission shall be deemed to have been approved.

The Architectural Committee may be unanimous written consent designate one of its members to act for it with respect to such matters as said committee may see fit, but such designation shall be subject to, terminating at any time by the committee upon request of any member thereof. No committee member should be entitled to compensation for serving as such.

17. These restrictions shall be enforceable at law or equity by the declarant, Allen W. Harvey and Fern W. Harvey, their successors or assigns. Invalidation of any of these restrictions or any part thereof by judgment or court order or otherwise shall remain in full force and effect.

18. These reservations and restrictions shall be applicable only to the property shown on the plat with which these reservations and restrictions are recorded and shall not be applicable to any adjacent property or other property owned by the declarant, Allen W. Harvey and Fern W. Harvey unless expressly made so applicable by a further deed of dedication.