

Large Plat del'd 12-23-1987

Del. to: Button, Yeaman & Morton  
November 18, 1987

LAW OFFICE BUTTON, YEAMAN & MORTON 139 W. DAVIS STREET CULPEPER, VA. 22701-3080

THIS DEED OF DEDICATION made and entered into this 8th day of October, 1987, by HENRY G. MILANS, JR. and JUANITA D. MILANS, husband and wife, parties of the first part.

WHEREAS, the parties of the first part are the owners and proprietors of a certain tract of land situated in Cedar Mountain Magisterial District, Culpeper County, Virginia, located on State Route 720 and more particularly described by survey of Milton Terry Estes, CLS, dated July 27, 1987, a plat of which is attached hereto and made a part hereof; the said land is a portion of the same land which was conveyed to Henry G. Milans, Jr. and Juanita D. Milans by deed of Charles Bruce Williams and Nannie D. Williams, his wife, dated February 5, 1970 and recorded in Deed Book 209, Page 148; and

WHEREAS, the said parties of the first part are desirous of subdividing the said tract into residential building lots and dedicating the roads indicated on the said plat for use as ingress and egress for said lots.

NOW, THEREFORE, WITNESSETH: That in consideration of the premises, the parties of the first part being as aforesaid, the sole owners and proprietors of the land herein described, do hereby subdivide the said land into lots numbered from 1 to 10 inclusive and the roadways shown on said plat are hereby dedicated for use by said lots for ingress and egress to State Route 720 and providing of utilities, and said subdivision is to be known as "BUCK RUN ESTATES."

This dedication is made in accordance with the desires of the said owners and in accordance with the Statutes of Virginia governing the subdividing and platting of land.

All record references are to the Clerk's Office of the Circuit Court of Culpeper County, Virginia.

The land hereby dedicated shall be from this day forward owned and is to be conveyed subject to the following restrictions, conditions and limitations, which are to be construed as covenants running with the land.

**PROTECTIVE COVENANTS**

1. The Health and Sanitary Code of the County of Culpeper and future supplements and amendments thereof, shall be deemed applicable and binding upon each lot.

2. The lots herein contained shall be used only for residential purposes. All dwellings erected on said lots shall be detached single-family dwellings and no such dwellings shall be occupied by more than a single family.

3. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

4. No building or structure of any description, including fences, shall be erected, placed or altered on any lot herein

BUTTON, YEAMAN & MORTON  
LAW OFFICES  
130 W. DAVIS STREET  
CULPEPER, VA. 22701-3080

LAW OFFICE BUTTON, YEAMAN & MORTON 139 W. DAVIS STREET CULPEPER, VA. 22701-2000

dedicated until the construction plans and specifications and a plan showing its location upon the lot have been approved by the Architectural Control Committee as to quality of workmanship and materials, color, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevations, nor shall any grading or excavations be made upon any such lots without the approval of the said Committee. Plans submitted to the said Committee as hereinabove provided shall remain the property of the said Committee. The Architectural Control Committee shall be composed of Henry G. Milans, Jr. and Juanita D. Milans. A vacancy occurring for any reason in the composition of the said Committee shall be filled by the remaining member(s) of the Committee. In the event that the Committee, or the representative designated by it to act for said Committee, fails to approve or disapprove within thirty (30) days after the submission of plans and specifications to it, such plans and specifications shall be deemed to be approved.

5. No lot herein dedicated shall be further subdivided except that, should the owners of three adjoining lots desire to partition their lots into two building lots, they shall have the right to do so, in which event no more than one dwelling shall be erected on either of the two lots resulting. Neither shall any lot owner, or combination of lot owners, dedicate any part of their lots as a public street.

6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction period.

8. Trash, garbage, rubbish and other wastes shall not be kept on any lots herein dedicated except in sanitary containers. Neither shall any building materials be stored on any part of the said lots for a period of greater than four months prior to the starting of approved construction upon such lots.

9. The subdivider reserves the right to grant privileges, easements, rights of way and franchises over and upon the streets, however designated, and across all lots for the construction, maintenance and repairs of utilities, including a 50' road to be dedicated over the western 50' boundary of Lot 9.

10. The construction of a dwelling or any other building on any lot herein dedicated must be completed within one year from the date the said construction was begun.

11. No livestock or poultry shall be kept or maintained on any of the lots herein dedicated except for horses and ponies if stabled and fenced as approved by the Architectural Control

Committee.

12. A vegetative cover must be established on every lot in its entirety as soon as practicable after completion of construction of the dwelling on the said lot.

13. If the grantors herein, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenant, either to prevent him or them from so doing or to recover damages for such violation.

14. The foregoing restrictions shall remain in full force and effect for a period of ten years from the date of this deed of dedication, and unless altered, modified or abolished by a recorded writing executed by the owners of two-thirds of the lots herein dedicated, they shall be automatically renewed for five-year terms each five years thereafter unless altered, etc., as above set forth at the end of any five-year period.

15. All utility lines running over the subject lots and internal roads shall be placed underground. There is further dedicated herein an easement for utilities, including but not limited to electric, telephone, water and sewer lines, 10 feet in width, running along all boundary lines of the subject lots and

the grantor herein reserves the right to grant such easements and rights of way over and between the said lots and streets, including the construction, maintenance and repair of such utilities.

Invalidation of any one or more of these covenants shall in no wise affect any of the other covenants herein, which shall remain in full force and effect.

Witness the following signatures and seals.

*Henry G. Milans Jr* (SEAL)  
HENRY G. MILANS, JR.

*Juanita D. Milans* (SEAL)  
JUANITA D. MILANS

STATE OF VIRGINIA  
COUNTY OF CULPEPER, to-wit:

The foregoing instrument was acknowledged before me this 4th day of November, 1987, by HENRY G. MILANS, JR. and JUANITA D. MILANS, husband and wife.

My commission expires April 14, 1991.

*Bonita R. House*  
Notary Public

VIRGINIA,

In Culpeper County Circuit Court Clerk's Office, This Deed of Dedication was this 4th day of November, 1987, filed here and having been duly acknowledged is admitted to record at 10:48 A. M., with Plat filed in Large Plat Cabinet No. 1 at Slide 49.

Teste: *[Signature]* Clerk

LAW OFFICE  
BUTTON, YEAMAN & MORTON  
130 W. DAVIS STREET  
CULPEPER, VA. 22701-3090