

EXHIBIT A**RESTRICTIVE COVENANTS**

- 1 A. The use of the 10.82+- acre parcel shall be restricted to a maximum of 2 single family residential dwellings, if the parcel is divided into 2 lots, otherwise there shall be a maximum of 1 single family residential dwelling. Each such single family residential dwelling shall be at least 2,000 interior finished square feet, excluding basements, with accessory buildings and structures of no more than a 1,500 square foot footprint each. Buildings to be of high quality construction and appearance.
- B. During such time as Seller owns property on Duncan Trail Road, prior to any construction or remodeling on the Property, exterior plans and drawings showing materials, color and location of improvements shall be submitted for architectural approval to Seller or its designated assigns, who shall have the right to approve such plans in its sole discretion. If such plans are not approved or rejected within 30 days of receipt of the submission, the plans will be deemed approved.
2. No temporary structure shall be built or placed on the Property except in connection with construction of permitted buildings and structures.
3. No industrial or commercial activities, with the exception of farming and forestry, shall be conducted on the Property. No pigs, hogs or other swine may be located on the Property and no more than 1 head of cattle per 5 acres of land may be located on the Property. No livestock feed lots may be located on the Property. No dog kennels holding more than 4 dogs may be located on the Property.
4. No unregistered motor vehicles and no recreational vehicles, trailers, mobile homes or boats shall be stored or kept on the Property unless stored within an enclosed building; and no commercial vehicles shall be stored or kept on the Property.
5. All permanent service facilities for structures shall be laid underground and the ground surface shall be generally returned to the original condition after installation is completed. All authorized above ground fuel storage containers shall be enclosed or screened by lattice, trellis or natural vegetation (i.e., hedges).
6. No nuisance or noxious or offensive activity shall be permitted on the Property nor shall anything be done or placed thereon which may become an annoyance or nuisance.
7. The Property and every structure shall be at all times be maintained in a neat and clean condition and the exterior of each structure shall be maintained in good repair. Exterior antennas, satellite dishes greater than one meter in diameter, or amateur radio equipment generally will not be allowed upon the Property.
8. No tree, hedge, fence or shrub shall be placed or maintained in such a manner as to obstruct sight lines for vehicular traffic.
9. Activities or uses which may affect water conservation, erosion control, soil conservation shall be in compliance with all federal, state and local regulations.
10. Excavation, mining and removal of loam, gravel, soil, rock, sand, coal and other material are prohibited, except where required for construction of permitted structures, driveways, landscaping, and matters reasonably related thereto.

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- 11. Any exterior lighting upon the Property shall be installed and operated in such manner as to minimize offensive glare or illumination beyond the boundaries of the Property.
- 12. No signs, billboards or advertising material shall be permitted upon the Property except for signs providing the names of the property and/or residents and signs advertising the sale or rent of the Property provided that all such signs shall not exceed 6 square feet.
- 13. Any fence or wall built on the Property shall be maintained in a proper manner so as not to detract from the value and desirability of surrounding property.
- 14. All garbage, trash and rubbish placed outdoors on the Property shall be kept in covered containers protected from animals and screened from view from any point outside the boundaries of the Property. There shall be no dumping of soil, trash, ashes, garbage, waste or offensive material. Accumulation of trash, refuse, junk, sludge or other unsightly material is not permitted on the Property.
- 15. No portion of any septic system shall be located within twenty-five feet of a property line.
- 16. Any party entitled to enforce any of the Restrictions shall have the right to enforce the same by securing injunctive relief from a court of competent jurisdiction and shall have the right to recover money damages by reason of any violation of any of the Restrictions.

INSTRUMENT #050000346
 RECORDED IN THE CLERK'S OFFICE OF
 CULPEPER ON
 JULY 12, 2005 AT 03:42PM
 \$177.00 GRANTOR TAX WAS PAID AS
 REQUIRED BY SEC 58.1-902 OF THE VA. CODE
 STATE: \$88.50 LOCAL: \$88.50
 JANICE J. CORBIN, CLERK

RECORDED BY: LJM

