

## **Princess Ann Hills Covenants**

### **DECLARATION OF RESTRICTIONS**

THIS DECLARATION, made this 15<sup>th</sup> day of February, 1956:

WHEREAS Crystal Lake Development Corporation, a Virginia corporation with its principal office in the City of Virginia Beach, Virginia (hereinafter sometimes called "Sponsor"), is the owner of certain property in Lynnhaven district of Princess Anne County, Virginia, as shown on the plat of property of Sponsor attached hereto and to be recorded herewith, entitled "Section A, Princess Anne Hills Park," made by S.W. Armistead, C.E.;

AND WHEREAS said Sponsor intends to develop said property according to a common plan or scheme of development, and it is the purpose of this Declaration to declare and make known the covenants and restrictions to which he said property shall be subject:

NOW, THEREFORE, said Crystal Lake Development Corporation, does hereby declare and make known that said property is held by it subject to, and that every conveyance of any of the property shown on said plat shall be subject to the following covenants, easements, right-of-way, and restrictions (without the necessity of setting forth said covenants and restrictions in such deed of conveyance), which shall run with the land and shall be binding on Sponsor and all persons claiming under it until January 1, 1976, at which time said covenants shall be automatically extended for successive periods of 10 years until and unless by vote of the then owners of a majority of the parcels of land conveyed by Sponsor it is agreed to change said covenants in whole or in part.

If Sponsor, its grantees, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful or any other person or persons owning any real property shown on the aforesaid plat to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

- A. All lots in the tract shall be known and described as residential sites. No structures shall be erected, altered, placed or permitted to remain on any residential building site other than one detached single-family dwelling not to exceed two and one-half stories in height, a private garage for not more than three cars, and minor outbuildings having together not more than 400 square feet of floor space.

- B. No main building shall be located on any building site nearer than 35 feet to the front lot line, nor nearer than 20 feet to any side property line. A detached garage or other outbuilding shall be located 50 feet or more from the front line and 20 feet or more from any side lot line. In case of undue hardship, the committee hereinafter referred to in paragraph "G", or a majority thereof, shall be empowered to decrease said setback distances by not more than 50 percent, but no such decrease shall operate to invalidate or impair said covenants, easements, rights-of-way and restrictions in respect of any other building site and the owner or owners thereof.
- C. No site may be subdivided in any manner without the consent of Sponsor or its assigns, such consent to be evidenced by Sponsor or its assigns joining in any deed effecting such division.
- D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at one time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any of such types of structures be constructed or placed thereon until a bona fide contract has been made for the erection of the main dwelling on the site.
- E. No fence or wall of any nature having a height of more than 48 inches shall be erected or permitted on any building site unless same is of hedging or planting.
- F. No dwelling shall be erected or permitted on any building site unless the square foot area thereof shall be at least 1500 square feet, exclusive of outside steps, unenclosed areas and third story space. For reasons which may appear valid to it, the Committee referred to in Paragraph "G", or a majority thereof, shall have the power to decrease this requirement by not more than 25 percent, and said Committee shall also have the power to waive, by instrument in writing, compliance with Paragraph "E" and the last clause of Paragraph "A", but no such decrease shall operate to invalidate or impair said covenants, easements, rights-of-way and restrictions of any other building site and the owner or owners thereof.
- G. No building shall be erected, placed, altered or installed on any building site in this subdivision until the building plans, specifications and plot plan showing the location of such building shall have been approved in writing as to conformity, and harmony of external design, with existing structures in the subdivision, and as to location of the building with respect to property and set-back lines, by a committee composed of Dudley Dub Cocks, James J. Standing, Robert E. Garris and John M. Bratten, or by a representative designated by a majority of the members of said committee, or by any successor committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee or its designated representative, fails to approve or disapprove such design and

location within thirty days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services preformed pursuant to this covenant. The powers and duties of such committee, and of its designated representatives, shall cease on and after January 1, 1976. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the parcels of land conveyed by Sponsor, and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

- H. No pier, boat landing, float, boathouse, bulkhead, jetty, or any other similar type or kind of structure or facility shall be erected on or placed to be used in connection with any of the lots in this subdivision, except with the approval in writing of the committee, or its successors or representatives, provided for in covenant "G" hereof.
- I. Sponsor reserves the right without liability to cut weeds and undergrowth off any site until it is maintained in an orderly manner by any grantee; but shall not be under any obligation to do so, the matter being entirely optional with the Sponsor.
- J. All purchasers upon construction of a home agree to construct in connection therewith an enclosed bin for garbage and trash according to the plans and specifications as set forth in covenant "G" hereof.

CRYSTAL LAKE DEVELOPMENT CORPORATION  
Sec. B, Princess Anne Hills Park  
DECLARATION OF RESTRICTIONS

THIS DECLARATION, Made this 9<sup>th</sup> day of November, 1961:

WHEREAS, Crystal Lake Development Corporation, a Virginia corporation (hereinafter sometimes called "Sponsor"), is this owner of certain property in Lynnhaven Magisterial District of Princess Anne County, Virginia, as shown on the plat of property of Sponsor attached hereto and to be recorded herewith, entitled "Section B, Princess Anne Hills Park", made by Baldwin and Gregg;

AND WHEREAS said Sponsor intends to develop said property according to a common plan or scheme of development, and it is the purpose of this Declaration to declare and make known the covenants and restrictions to which the said property shall be subject:

NOW, THEREFORE, said Crystal Lake Development Corporation does hereby declare and make known that said property is held by it subject to, and that every conveyance of any of the property shown on this plat shall be subject to, the following covenants, easements, rights-of-way and restrictions (without the necessity of setting forth said covenants and restrictions in such deed of conveyance), which shall run with the land, and shall be binding on Sponsor and all persons claiming under it until January 1, 1981, at which time said covenants shall be automatically extended for successive periods of 10 years, until and unless by vote of the then owners of a majority of the parcels of land conveyed by Sponsor it is agreed to change said covenants, easements, rights-of-way and restrictions in whole or in part.

If Sponsor, its grantees, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful or any other person or persons owning any real property shown on the aforesaid plat to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

- A. All lots in the tract shall be known and described as residential sites. No structures shall be erected, altered, placed or permitted to remain on any residential building site other than one detached single-family dwelling not to exceed two and one-half stories in height, a private garage for not more than three cars, and minor outbuildings having together not more than 400 square feet of floor space.

- B. The location of all structures on any site shall be approved in writing by the Committee hereinafter referred to in paragraph "G", or a majority thereof prior to any building being commenced. Irrespective of any ordinance, law or zoning regulation from the front lot line or side property line to the end that all structures shall be so placed on each lot so as to conform with the topography of such site and contiguous sites.
- C. No site may be subdivided in any manner without the consent of Sponsor or its assigns, such consent to be evidenced by Sponsor or its assigns joining in any deed effecting such division.
- D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at one time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any of such types of structures be constructed or placed thereon until a bona fide contact has been made for the erection of the main dwelling on the site.
- E. No fence or wall of any nature having a height of more than 48 inches shall be erected or permitted on any building site unless same is of hedging or planting.
- F. No dwelling shall be erected or permitted on any building site unless the square foot area thereof shall be at least 1500 square feet, exclusive of outside steps, unenclosed areas and third story space. For reasons which may appear valid to it, the Committee referred to in Paragraph "G", or a majority thereof, shall have the power to decrease this requirement by not more than 25 percent, and said Committee shall also have the power to waive, by instrument in writing, compliance with Paragraph "E" and the last clause of Paragraph "A", but no such decrease shall operate to invalidate or impair said covenants, easements, rights-of-way and restrictions of any other building site and the owner or owners thereof.
- G. No building shall be erected, placed, altered or installed on any building site in this subdivision until the building plans, specifications and plot plan showing the location of such building shall have been approved in writing as to conformity, and harmony of external design, with existing structures in the subdivision, and as to location of the building with respect to property and set-back lines, by a committee composed of Dudley Dub Cocke, James J. Standing, Robert E. Garris and John M. Bratten, or by a representative designated by a majority of the members of said committee, or by any successor committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee or its

designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representatives, shall cease on and after January 1, 1976. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the parcels of land conveyed by Sponsor, and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

- H. No pier, boat landing, float, boathouse, bulkhead, jetty, or any other similar type or kind of structure or facility shall be erected on or placed to be used in connection with any of the lots in this subdivision, except with the approval in writing of the committee, or its successors or representatives, provided for in covenant "G" hereof.
- I. Sponsor reserves the right without liability to cut weeds and undergrowth off any site until it is maintained in an orderly manner by any grantee; but shall not be under any obligation to do so, the matter being entirely optional with the Sponsor.
- J. All purchasers upon construction of a home agree to construct in connection therewith an enclosed bin for garbage and trash equal to or better than the plans and specifications as set forth in covenant "G" hereof.

IN WITNESS WHEREOF, said Crystal Lake Development Corporation has caused these presents to be signed in its name and behalf by Dudley Dub Cocke, its President, and its corporate seal to be hereunto affixed and attested by Robert E. Garris, its Secretary, thereunto duly authorized, the day and year first above written.

STATE OF VIRGINIA,

CITY OF NORFOLK, to-wit:

I, Martha G. Kamp, a Notary Public in and for the City aforesaid in the State of Virginia, whose commission expired October 3, 1965, do certify that DUDLEY DUB COCKE and ROBERT E. GARRIS, President and Secretary, respectively, of CRYSTAL LAKE DEVELOPMENT CORPORATION, whose names are signed as such to the foregoing writing bearing date on the 9<sup>th</sup> day of November, 1961, have acknowledged the same before me in my City aforesaid.

GIVEN UNDER MY HAND this 9<sup>th</sup> day of November, 1961.  
(Signature – Martha G. Kamp)  
Notary Public

VIRGINIA:

In the Clerk's Office of the Circuit Court of Princess Anne County, on the 15<sup>th</sup> day of November 1961 at 10:54 A.M., this Deed with plat was received and upon the certificate of acknowledgment thereto annexed, admitted to record.

TESTE: JOHN V. FENTRESS, Clerk

CRYSTAL LAKE DEVELOPMENT CORPORATION  
Sec. C, Princess Anne Hills Park  
DECLARATION OF RESTRICTIONS

THIS DECLARATION, Made this 4<sup>th</sup> day of February, 1964:

WHEREAS, Crystal Lake Development Corporation, a Virginia corporation (hereinafter sometimes called "Sponsor"), is this owner of certain property in Virginia Beach (formerly Lynnhaven Magisterial District of Princess Anne County), Virginia, as shown on the plat of property of Sponsor attached hereto and to be recorded herewith, entitled "Section C, Princess Anne Hills Park", made by Baldwin and Gregg;

AND WHEREAS said Sponsor intends to develop said property according to a common plan or scheme of development, and it is the purpose of this Declaration to declare and make known the covenants and restrictions to which the said property shall be subject:

NOW, THEREFORE, said Crystal Lake Development Corporation does hereby declare and make known that said property is held by it subject to, and that every conveyance of any of the property shown on this plat shall be subject to, the following covenants, easements, rights-of-way and restrictions (without the necessity of setting forth said covenants and restrictions in such deed of conveyance), which shall run with the land, and shall be binding on Sponsor and all persons claiming under it until January 1, 1981, at which time said covenants shall be automatically extended for successive periods of 10 years, until and unless by vote of the then owners of a majority of the parcels of land conveyed by Sponsor it is agreed to change said covenants, easements, rights-of-way and restrictions in whole or in part.

If Sponsor, its grantees, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful or any other person or persons owning any real property shown on the aforesaid plat to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

- A. All lots in the tract shall be known and described as residential building sites. No structures shall be erected, altered, placed or permitted to remain on any residential building site other than one detached single-family dwelling not to exceed two and one-half stories in height, a private garage for not more than three cars, and minor outbuildings having together not more than 600 square feet of floor space.



- B. No main building shall be located on any building site nearer than 30 feet to the front lot line, nor nearer than 20 feet to any side property line. A detached garage or other outbuilding shall be located 50 feet or more from the front line and 20 feet or more from any line. The location of all structures on any site shall be approved in writing by the committee hereinafter referred to in paragraph "G", or a majority thereof, prior to any building being commenced. Irrespective of any ordinance, law or zoning regulation the Committee shall have the right to require a greater setback from the front lot line or side property line to the end that all structures shall be so placed on each lot so as to conform with the topography of such site and contiguous sites. In case of undue hardship, the committee hereinafter referred to in paragraph "G", or majority thereof, shall be empowered to decrease said setback distances by not more than 50 percent, but no such decrease shall operate to invalidate or impair said covenants, easements, rights-of-way and restrictions in respect of any other building site and the owner or owners thereof.
- C. No site may be subdivided in any manner without the consent of Sponsor or its assigns, such consent to be evidenced by Sponsor or its assigns joining in any deed effecting such division.
- D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at one time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any of such types of structures be constructed or placed thereon until a bona fide contract has been made for the erection of the main dwelling on the site.
- E. No fence or wall of any nature having a height of more than 48 inches shall be erected or permitted on any building site unless same is of hedging or planting.
- F. No dwelling shall be erected or permitted on any building site unless the square foot area thereof shall be at least 1500 square feet, exclusive of outside steps, unenclosed areas and third story space. For reasons which may appear valid to it, the Committee referred to in Paragraph "G", or a majority thereof, shall have the power to decrease this requirement by not more than 25 percent, and said Committee shall also have the power to waive, by instrument in writing, compliance with Paragraph "E" and the last clause of Paragraph "A", but no such decrease shall operate to invalidate or impair said covenants, easements, rights-of-way and restrictions of any other building site and the owner or owners thereof.
- G. No building shall be erected, placed, altered or installed on any building site in this subdivision until the building plans, specifications and plot plan showing the location of such buildings shall have been approved in writing as to conformity, and harmony of external design, with existing structures in the subdivision, and as to location of the building with respect to property and set-back lines, by a committee composed of Dudley Dub Cocks, Robert E. Garris and Richard C. Goodman, or by a representative designated by a

majority of the members of said committee, or by any successor committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services preformed pursuant to this covenant. The powers and duties of such committee, and of its designated representatives, shall cease on and after January 1, 1984. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then Sponsor, and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said committee.

- H. No pier, boat landing, float, boathouse, bulkhead, jetty, or any other similar type or kind of structure or facility shall be erected on or placed to be used in connection with any of the lots in this subdivision, except with the approval in writing of the committee, or its successors or representatives, provided for in covenant "G" hereof.
- I. Sponsor reserves the right without liability to cut weeds and undergrowth off any site until it is maintained in an orderly manner by any grantee; but shall not be under any obligation to do so, the matter being entirely optional with the Sponsor.
- J. All purchasers upon construction of a home agree to construct in connection therewith an enclosed bin for garbage and trash equal to or better than the plans and specifications set forth in covenant "G" hereof.

STATE OF VIRGINIA,

CITY OF NORFOLK, to-wit:

I, Martha G. Kamp, a Notary Public in and for the City aforesaid in the State of Virginia, whose commission expired October 3, 1965, do certify that DUDLEY DUB COCKE and ROBERT E. GARRIS, President and Secretary, respectively, of CRYSTAL LAKE DEVELOPMENT CORPORATION, whose names are signed as such to the foregoing writing bearing date on the 4<sup>th</sup> day of February 1964, have acknowledged the same before me in my City aforesaid.

GIVEN UNDER MY HAND this 4<sup>th</sup> day of February, 1964.  
(Signature – Martha G. Kamp)  
Notary Public

VIRGINIA:

In the Clerk's Office of the Circuit Court of Virginia Beach, Virginia, on the 28<sup>th</sup> day of February 1964 at 12:10 P.M., this Deed with plat was received and upon the certificate of acknowledgment thereto annexed, admitted to record.

TESTE: JOHN V. FENTRESS, Clerk

CRYSTAL LAKE DEVELOPMENT CORPORATION  
Sec. D, Princess Anne Hills Park  
DECLARATION OF RESTRICTIONS

THIS DECLARATION, Made this 29<sup>th</sup> day of March, 1968:

WHEREAS, Crystal Lake Development Corporation, a Virginia corporation (hereinafter sometimes called "Sponsor"), is this owner of certain property in Virginia Beach (formerly Lynnhaven Magisterial District of Princess Anne County), Virginia, as shown on the plat of property of Sponsor attached hereto and to be recorded herewith, entitled "Section D, Princess Anne Hills Park", made by Baldwin and Gregg;

AND WHEREAS said Sponsor intends to develop said property according to a common plan or scheme of development, and it is the purpose of this Declaration to declare and make known the covenants and restrictions to which the said property shall be subject:

NOW, THEREFORE, said Crystal Lake Development Corporation does hereby declare and make known that said property is held by it subject to, and that every conveyance of any of the property shown on this plat shall be subject to, the following covenants, easements, rights-of-way and restrictions (without the necessity of setting forth said covenants and restrictions in such deed of conveyance), which shall run with the land, and shall be binding on Sponsor and all persons claiming under it until January 1, 1981, at which time said covenants shall be automatically extended for successive periods of 10 years, until and unless by vote of the then owners of a majority of the parcels of land conveyed by Sponsor it is agreed to change said covenants, easements, rights-of-way and restrictions in whole or in part.

If Sponsor, its grantees, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful or any other person or persons owning any real property shown on the aforesaid plat to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

- A. All lots in the tract shall be known and described as residential building sites. No structures shall be erected, altered, placed or permitted to remain on any residential building site other than one detached single-family dwelling not to exceed two and one-half stories in height, a private garage for not more than three cars, and minor outbuildings having together not more than 600 square feet of floor space.

- B. No main building shall be located on any building site nearer than 30 feet to the front lot line, nor nearer than 20 feet to any side property line. A detached garage or other outbuilding shall be located 50 feet or more from the front line. The location of all structures on any site shall be approved in writing by the committee hereinafter referred to in paragraph "G", or a majority thereof, prior to any building being commenced. Irrespective of any ordinance, law or zoning regulation the Committee shall have the right to require a greater setback from the front lot line or side property line to the end that all structures shall be so placed on each lot so as to conform with the topography of such site and contiguous sites. In case of undue hardship, the committee hereinafter referred to in paragraph "G", or majority thereof, shall be empowered to decrease said setback distances by not more than 50 percent, but no such decrease shall operate to invalidate or impair said covenants, easements, rights-of-way and restrictions in respect of any other building site and the owner or owners thereof.
- C. No site may be subdivided in any manner without the consent of Sponsor or its assigns, such consent to be evidenced by Sponsor or its assigns joining in any deed effecting such division.
- D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at one time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any of such types of structures be constructed or placed thereon until a bona fide contact has been made for the erection of the main dwelling on the site.
- E. No fence or wall of any nature having a height of more than 48 inches shall be erected or permitted on any building site unless same is of hedging or planting.
- F. No dwelling shall be erected or permitted on any building site unless the square foot area thereof shall be at least 1500 square feet, exclusive of outside steps, unenclosed areas and third story space. For reasons which may appear valid to it, the Committee referred to in Paragraph "G", or a majority thereof, shall have the power to decrease this requirement by not more than 25 percent, and said Committee shall also have the power to waive, by instrument in writing, compliance with Paragraph "E" and the last clause of Paragraph "A", but no such decrease shall operate to invalidate or impair said covenants, easements, rights-of-way and restrictions of any other building site and the owner or owners thereof.
- G. No building shall be erected, placed, altered or installed on any building site in this subdivision until the building plans, specifications and plot plan showing the location of such buildings shall have been approved in writing as to conformity, and harmony of external design, with existing structures in the subdivision, and as to location of the building with respect to property and set-back lines, by a committee composed of Dudley Dub Cocke, Robert E. Garris and Richard C. Goodman, or by a representative designated by a

majority of the members of said committee, or by any successor committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services preformed pursuant to this covenant. The powers and duties of such committee, and of its designated representatives, shall cease on and after January 1, 1981. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then Sponsor, and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said committee.

- H. No pier, boat landing, float, boathouse, bulkhead, jetty, or any other similar type or kind of structure or facility shall be erected on or placed to be used in connection with any of the lots in this subdivision, except with the approval in writing of the committee, or its successors or representatives, provided for in covenant "G" hereof.
- I. Sponsor reserves the right without liability to cut weeds and undergrowth off any site until it is maintained in an orderly manner by any grantee; but shall not be under any obligation to do so, the matter being entirely optional with the Sponsor.
- J. All purchasers upon construction of a home agree to construct in connection therewith an enclosed bin for garbage and trash (equal to or better than the plans and specifications set forth in covenant "G" hereof.)

STATE OF VIRGINIA,

CITY OF NORFOLK, to-wit:

I, Martha G. Fay, a Notary Public in and for the City aforesaid in the State of Virginia, whose commission expired October 3, 1969, do certify that DUDLEY DUB COCKE and ROBERT E. GARRIS, President and Secretary, respectively, of CRYSTAL LAKE DEVELOPMENT CORPORATION, whose names are signed as such to the foregoing writing bearing date on the 29<sup>th</sup> day of March 1968, have acknowledged the same before me in my City aforesaid.

GIVEN UNDER MY HAND this 25<sup>th</sup> day of April, 1968.

(Signature – Martha G. Kamp)

Notary Public

VIRGINIA:

In the Clerk's Office of the Circuit Court of Virginia Beach, Virginia, on the 3<sup>rd</sup> day of June 1968 at 4:35 P.M., this Deed with plat was received and upon the certificate of acknowledgment thereto annexed, admitted to record.

TESTE: JOHN V. FENTRESS, Clerk