

damage at its sole expense. This section shall not be amended without the Declarant's express written consent until the Declarant's rights hereunder have terminated as provided in this Declaration.

ARTICLE VI

PROPERTY RESTRICTIONS

The Declarant does hereby declare, covenant and agree, for itself and its successors and assigns, that all Lots shown on the Subdivision Plat (except such other parts of the Properties that may be needed for utilities and the like) shall be hereafter held and sold subject to the following conditions and restrictions, to-wit:

Section 1. Land Use And Building Type. No Lot shall be used except for residential purposes. No building or other improvement shall be erected, altered, placed or permitted to remain on any Lot without the plans, specifications and design thereof having been approved in writing by the Design Review Board referred to hereinafter. No Lot containing a dwelling unit shall be used for any business, commercial, manufacturing, mercantile, storing, vending or other non-residential purpose; provided, however, that an Owner may maintain an office in the dwelling constructed on such Owner's Lot if (i) such office generates no significant number of visits (as determined by the Board of Directors of the Association) by clients, customers or other persons related to the business, (ii) no equipment or other items related to the business are stored, parked or otherwise kept on such Owner's Lot or the areas outside of an approved enclosure, and (iii) such Owner has obtained approvals for such use as may be required by the County of York. As a condition to such use, the Board may require the Owner to pay any increase in the rate of insurance or other costs for the Association which may result from such use. Any such use must meet the requirements of the County of York. Notwithstanding the foregoing, the Declarant may maintain a model home/sales office until such time as the residences constructed on all Lots have been sold to Owners other than builders. Detached

garages are permitted; however any such garage must be approved by the Design Review Board and approved by the County.

The Board of Directors of the Association may act in its sole discretion and may, from time to time, change, modify or alter its Design Standards, relating to size, quality and design of buildings and improvements built upon the Lots.

Section 2. Building Location. Any building, including a detached garage, constructed on a Lot must be constructed within the building envelope created by the front, side and rear minimum building setback lines or as set forth on the Subdivision Plat or, if not shown on the Subdivision Plat, as set forth in the Design Standards, to which reference is here made. No building shall be located on any numbered building Lot that violates the designated set back lines.

Section 3. Sewage Disposal. Every dwelling unit constructed within this subdivision shall be connected to the public sewage disposal system.

Section 4. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Subdivision Plat.

Section 5. Underground Electrical, Cable And Telephone Service. Neither poles nor other structures for the carrying or transmission of electric power or telephone service nor any electric or telephone line or cable, elevated or carried above the surface of the land or ground, and not completely enclosed within some building or structure permitted under the provisions of these restrictions, shall be erected, altered, placed or permitted to remain upon either: (1) any Lot in the subdivision, or (2) in or upon any street, alley, sidewalk, curb, gutter or easement or right of way included within the subdivision. All electric, cable and telephone service facilities constructed or placed within the subdivision, unless completely enclosed within some building or structure permitted under the provisions of these restrictions must be carried, housed or placed beneath the surface of land in the subdivision. This Section 5 shall not prohibit such electrical, cable, communication and telephone facilities or apparatus as may be required for public utilities

and/or temporary electrical, cable, communication and telephone service during construction of improvements.

Section 6. Nuisances. 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 to the neighborhood. No unlawful use shall be made of any Lot or Common Area. Open fires are not permitted under any circumstances.

Section 7. Fences. No fence shall be erected or constructed without written approval of the Design Review Board as provided in the Design Standards.

Section 8. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot as a temporary residence.

Section 9. Livestock And Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other similar household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose and do not constitute a nuisance to their neighbors.

Section 10. Signs. No sign of any kind shall be displayed to the public view on any lot, except in accordance with the Design Standards, to which reference is here made.

Section 11. Garbage And Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall only be kept in sanitary containers stored or located or within a garage or within an area that is screened by, dense vegetation or fence, as approved by the Design Review Board,

Section 12. Heating And Air Conditioning Equipment; Disc Antenna. No air conditioning or heating equipment or disc antenna or any other type of antenna shall be placed on any lot except in accordance with the Design Standards, to which reference is here made.

Section 13. Trailers, Boats, Campers & Mobile Equipment. No trailers, boats, campers, or other mobile equipment, except passenger automobiles and small trucks, may be parked on any Lot or on the streets as shown on the Subdivision Plat.

Section 14. Miscellaneous Improvements. No storage sheds, garages, air conditioning units, exterior security devices, clotheslines or other improvements shall be permitted on a lot without approval by the Design Review Board, which shall be guided by the Design Standards.

Section 15. Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including, without limitation, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Properties or on any Lot unless within the confines of a garage.

Section 16. Drainage. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Owner or occupant may alter, obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains, the right to alter or approve alteration of the same being expressly reserved to Declarant.

Section 17. Sight Distance at Intersections. All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

Section 18. Subdivision Of Lots. No Lot as shown on the Subdivision Plat may be subdivided into smaller or additional lots. However, Lot lines between adjoining Lots may be adjusted and/or new additional parcels may be added so as to create new lots so long as the subdivision requirements of the County of York are met.

Section 19. Zoning Requirements. The Declarant and/or the Association and/or each Owner shall comply with all applicable requirements of the York County Zoning Ordinance, including, but not limited to, Section 24.1-497 of the Ordinance, as amended from time to time.

ARTICLE VII

DESIGN REVIEW BOARD

Section 1. Composition. Until such time as twelve (12) months from the time Declarant has conveyed the last Lot as shown on said Subdivision Plat, or any Lot which may be hereafter annexed, Declarant shall designate a Design Review Board consisting of three (3) persons which Taylor Farms of Yorktown, LLC may from time to time change. Upon the last Lot being conveyed by Declarant, or at such earlier time as Taylor Farms of Yorktown, LLC may elect, the Board of Directors of the Association shall elect a Design Review Board consisting of three (3) persons who may also serve as officers or directors of the Association.

Section 2. Approvals. All new construction of any improvement, including, without limitation, residences or fences, shall require the written approval of the Design Review Board. Any subsequent addition to, or change of, or alteration of existing construction, shall in like manner, require approval of the Design Review Board; provided, however, that repainting or repairs of what has been previously approved shall not require any subsequent approval. The Design Review Board is authorized to review and determine in its sole discretion, the nature, kind, shape, height, materials, location or design or color of any improvement located upon the Properties to ensure harmony of external design and location in relation to surrounding structures and topography. The Design Review Board is authorized to charge a reasonable processing fee which may be changed from time to time by the Declarant, its successors and assigns for each application submitted for approval. The Design Standards shall be provided to each purchaser of a Lot, and shall be made available by the Association to each subsequent purchaser of a Lot. The Design Standards may be amended from time to time by Declarant during its control period or later by the Association. Each Owner, prior to construction of any

UPLOADED

5/4/2021