

ALL LOTS IN CANNON BLUFF, SECTION ONE, shall be subject to the following covenants, restrictions, and reservations that shall be deemed covenants running with the land.

1. No lot shall be used except for residential purposes. This covenant shall not be construed to preclude the use of any land for a private swimming pool or family recreation purposes.
2. No lot, or portion thereof, nor any buildings, including outbuildings, or structure, or any improvements placed, erected or permitted to remain thereon, shall be used in any manner as to constitute a nuisance, or used in any manner as to endanger the lives, health and comfort of, or unreasonably disturb the peace or quiet of any owner or occupant of adjoining property in the neighborhood.
3. No minibikes, trail bikes or snowmobiles shall be ridden on public right-of-ways unless licensed to do so.
4. No lot or any portion thereof shall be used or maintained as a dumping or storage ground for rubbish. Trash, garbage, refuse, or other waste material shall be kept temporarily in a storage room, or area, screened by appropriate planting or otherwise, and shall be kept in sanitary containers.
5. No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used or kept on any lot at any time as a residence, either temporarily or permanently.
6. All lots, improved or unimproved, shall be maintained in a neat and sightly manner at all times. If not so maintained by the owner, Woodland Properties, or its appointee, may have any such lot mowed and/or cleaned up at the cost of the owner of the lot.
7. Woodland Properties, for itself and its assigns, reserves easements or rights of way, together with the right to grant the same to utility companies, over and under the roads and outlet easements, and a strip of ground ten feet in width along the roads, outlet easements and front, rear and side outlines of said lots for the purpose of installation or maintenance of public utilities, including but not limited to gas, water, electricity, telephone and sewerage and any appurtenances to the supply lines thereof, including guy wires, transformers, meters, etc., by overhead distribution lines or underground installation, including the right to remove and/or trim trees, shrubs, or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when a public authority or utility company may serve said lots.
8. No lot shall be resubdivided for a period of 15 years, without the written consent of Woodland Properties, or its appointee.
9. All plans for construction and location of buildings, houses, any signs, etc. on any lots shall be submitted to Woodland Properties or its appointee, for approval before construction or installation may commence. All dwellings shall have ground floor area, exclusive of porchs, garages and basements as follows: Rambler, 1500 square feet; Split Level, 1800 square feet, Two Story, 2200 square feet or 1900 square feet with attached two (2) car garage, and Split Foyer, 1400 square feet on main floor. If said plans and location are not disapproved in writing by Woodland Properties or its appointee within 30 days, then said plans shall be deemed to have been approved.
10. These covenants shall run with the land and shall be binding on the grantees and all persons claiming under them until January 1, 1992, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by two-thirds of the then owners of the lots in Woodland Properties, Section ONE has been recorded agreeing to change said covenants in whole or in part.
11. Any one of these restrictions may be released in part or in full and may be modified and/or changed by the sole act of Woodland Properties or its appointee.
12. Woodland Properties or its appointee, may grant a variance to any of the covenants or restrictions herein before set forth as to any lot or lots.

13. The well and septic system shall be installed in complete compliance with Prince William County Health Department and in the areas located on the master subdivision plat. Minimum construction shall consist of:
 - (1) Individual wells shall be located on each lot as shown on the below mentioned site plan.
 - (2) All subsurface drainfields for individual sewage disposal systems shall be located on each lot as shown on a site plan approved by Prince William County.
14. Driveway entrances must be installed after streets and drainage structures are on grade. All driveway entrances will be designed and installed to standards at least equal to the requirements of the Virginia Department of Highways for private driveway entrances.
15. Lot owners will be responsible and shall correct immediately any erosion problem caused by construction of improvements on their property, as well as damage caused by the owner, contractor, or employee to any pavement, shoulders, ditches or any other structure in any street.
16. During construction of improvements, mud or debris tracked onto any street from any lot shall be removed immediately by the owner of such lot, and, if not so done, Woodland Properties, or its appointee, may have mud and debris removed, and the cost of such removal, if not paid on demand, shall be a lien on the land.
17. Any cost, expense or charge incurred by Woodland Properties, or its appointee, in the enforcement of any of these covenants, restrictions and reservations, shall constitute a lien on the land of the landowner violating any of these covenants and/or restrictions, subordinate only to any First Deeds of Trust placed on the lot or lots any any time.
18. There shall be no signs displayed in this development whatsoever, except by the developer or with its written permission unless under four(4) square feet.
19. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect the validity of the other provisions which shall remain in full force and effect.
20. All public utilities underground.
21. Each lot and owner shall be a member of a recreation association to be formed by the developer and an assessment shall be due on an annual or periodic basis as determined by the by-laws of the association. Such assessment shall be a lien on each lot of the subdivision.