

**RESTRICTIONS FOR STRATFORD PLACE
AMHERST COUNTY, VIRGINIA**

The Developer does hereby declare that the lots shown on the Plat, shall be held, sold and conveyed subject to the following restrictions, covenants and conditions:

1. All primary dwellings shall have not less than 1200 sq. ft. of finished floor space. Finished floor space shall exclude garages, finished or unfinished basement, and enclosed or unenclosed porches.
2. No mobile home or doublewide shall be placed on any lot at any time. Modular homes are permitted provide such modular home is constructed on a wooden frame, placed on a permanent continuous masonry foundation, and has at least a 5/12 roof pitch.
3. The Developer may, but shall be under no obligation to, impose these or similar restrictions on any other section or phase of Stratford Place.
4. The restrictions set forth herein shall be covenants running with the land and shall be binding and effective upon the land in the subdivision for a period of twenty-five (25) years from the date of recordation. These restrictions may be extended, modified, or extinguished by an instrument recorded in the Clerk's Office for the Circuit Court of the County of Amherst, Virginia, signed by the Developer (so long as the Developer owns any lot or holds a security interest in any lot) and the owners of seventy-five percent (75%) of the lots in this subdivision.
5. Invalidation of any restriction set forth herein, or any part thereof, by judgment, court order, or otherwise shall not affect any other provision hereof, all of which shall remain in full force and effect.
6. In the event of any violation or breach of any of the restrictions contained herein, any lot owner shall have the right to enforce these restrictions. The failure to enforce any restriction, however long continued, shall not be deemed a waiver of any right to do so thereafter. Should any lot owner commence litigation to enforce these restrictions and prevail in such action, then the owner against whom the action was brought shall be responsible for all the costs of the action, including reasonable attorney fees.

AREA INFORMATION

Tax Rate: 52¢ per \$100 of assessed value
Schools: Amherst County High, Monelison Middle,
Amelon Elementary
Electric: AEP Appalachian Power
Phone: Verizon
Water & Sewer: Amherst County Service Authority

Information contained in this brochure is deemed reliable but not guaranteed.

STRATFORD

P L A C E



Amherst County Building Sites



CountrySide Development Company, LC
 28 Imperial Drive • Staunton, VA 24401
 (540) 886-6155

STRATFORD PLACE

Amherst County, VA

Brochure revised August 30, 2010

Also Available:

Elon Forest -- a new community just off
 River Road with 1-acre (and up) homesites

