

Excerpt from the Covenants and Restrictions  
for Troublesome Creek

- 1) Residential Use - All lots shall be used for residential purposes with only one dwelling permitted per lot.
- 2) Architectural Review Committee – Plans for all dwellings, outbuildings, fences, and any other improvement shall be submitted to the Architectural Review Committee (ARC) prior to start of any construction. The ARC may consider any aesthetic criteria in the approval of the plans. However, the following restrictions are mandatory: (a) All primary dwellings shall have not less than 1600 square feet of finished floor space for a one-story home or 2000 square feet for a home of more than one story; (b) No mobile home, doublewide, modular home, or other dwelling constructed off-site shall be placed on any lot at any time; (c) The exposed exterior foundation walls of any residence or dwelling shall be faced with brick or such other material (excluding raw or painted concrete or cinder block) as may be approved by the ARC; (d) No building shall have a predominant roof pitch of less than 6/12; (e) The preexisting dwellings on Lot 25 and Lot 37 are deemed grandfathered as to provisions (a), (c), and (d) of this section.
- 3) Prohibitions – The following activities at Troublesome Creek are prohibited: No obnoxious or offensive activity shall be tolerated within the subdivision; The storage of building materials (except during construction), unlicensed or inoperable vehicles, farm equipment, or other personal property, shall be out of view from any street in Troublesome Creek; Commercial road tractors and/or tractor trailers shall not be parked on any lot; Garbage shall be stored in sanitary containers which shall be emptied on a regular basis; Dumping or burying of trash or other waste is prohibited; Each property owner shall mow all non-wooded areas at least twice each year; The keeping of swine, commercial poultry, or any intensive agricultural use is prohibited; Hunting and/or discharging of firearms.



*Charming country setting*



*Pond frontage on several tracts*

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*Waterfront Homesites*

# Troublesome Creek

Proudly Offered by Countryside Land Company, LC

**Area Information:**

Tax Rate: 52¢ per \$100 of assessed value  
 Schools: Rustburg High, Rustburg Middle, Yellow Branch Elementary  
 Water: Campbell County Utilities and Service Authority (Hook up fees: \$1,525)  
 Electric: Dominion Power  
 Phone: Verizon

**MILT HALLMARK**

Mobile: (434) 444-5088

**ERIC SHIPPLETT**

Mobile: (540) 294-2020

Office: (540) 886-6155



**Cul-de-sac Road Frontages**

LOT	FRONTAGE
21	50.00'
22	50.00'
23	50.00'
58	69.77'
59	50.00'
60	55.09'
61	50.00'
62	50.00'
63	50.00'

LOT	ACREAGE	PRICE
1	1.042	<b>SOLD</b>
2	1.022	<b>SOLD</b>
3	1.109	\$38,900
4	1.199	\$36,900
5	1.627	\$44,900
6	1.453	\$47,900
7	1.216	<b>SOLD</b>

**TROUBLESOME CREEK**  
 Campbell County, Virginia

\* Denotes parcels which require engineered septic system.  
 Drainfield area shown in Green. Drainfields are for 3 bedroom homes and installation is the responsibility of the purchaser.  
 Seller has paid \$950 for water availability fee;  
 Purchaser shall reimburse Seller at closing.  
 All information contained in this brochure is deemed reliable but not guaranteed.  
 Prices subject to change. **Revised: February 11, 2011**