

POPLAR SPRING

Located in Botetourt County, just 20 minutes from Roanoke
Proudly offered by Countryside Land Company, LC · (434) 444-5088

Covenants and Restrictions recorded 8/7/06:

The following covenants and restrictions are intended to be covenants running with the land and shall be binding on all tract owners and their assigns for a period of thirty (30) years from the date of recordation of this deed:

- 1) Tracts as herein conveyed are for agricultural and residential purposes only. This would not prevent the operation of a bed and breakfast or personal farm or stable.
- 2) Minimum living space for any dwelling constructed on a tract shall be as follows:
 - a) single story dwelling shall have a minimum of 1,500 square feet;
 - b) two story dwelling shall have a minimum floor space of 2,100 square feet.
- 3) Tracts may be further subdivided in accordance with Botetourt County Subdivision requirements. All resubdivided tracts shall be subject to these covenants and restrictions.
- 4) Livestock, such as horses, cattle, or poultry, shall be permitted for personal use and consumption. No commercial pig or poultry operation or similar activity shall be permitted, nor shall anything that may be characterized as obnoxious, a nuisance, or a health hazard shall be permitted.
- 5) No mobile homes, single-wide, double-wide, or other form of manufactured home built on a steel frame shall be erected or placed on the property. No structure of a temporary character, tent, shack, garage, barn or other building shall be used at anytime as a residence, either temporarily or permanently.
- 6) No residence shall have exposed concrete, cinderblock, or masonry foundation other than brick or stone above grade so as to be visible from an adjoining tract.
- 7) Trash, garbage and similar waste shall be stored in sanitary containers designed for such purposes.
- 8) No inoperable motor vehicles, unlicensed motor vehicles, car parts or clutter of any kind shall be permitted to remain on any tract. No tractor trailers or commercial heavy duty trucks shall be parked or stored on any tract.
- 9) No more than one single family dwelling shall be constructed on a tract. All dwellings shall be maintained so as to prevent unsightly deterioration. This provision is not intended to prevent the construction of a guest house in addition to the main dwelling.
- 10) All fencing must be maintained in good condition and constructed of board, woven wire or high tensile fencing along all roadways.
- 11) Should any of these restrictions be declared invalid by Court decree, the same will not invalidate all or any portion of the remaining covenants and restrictions.

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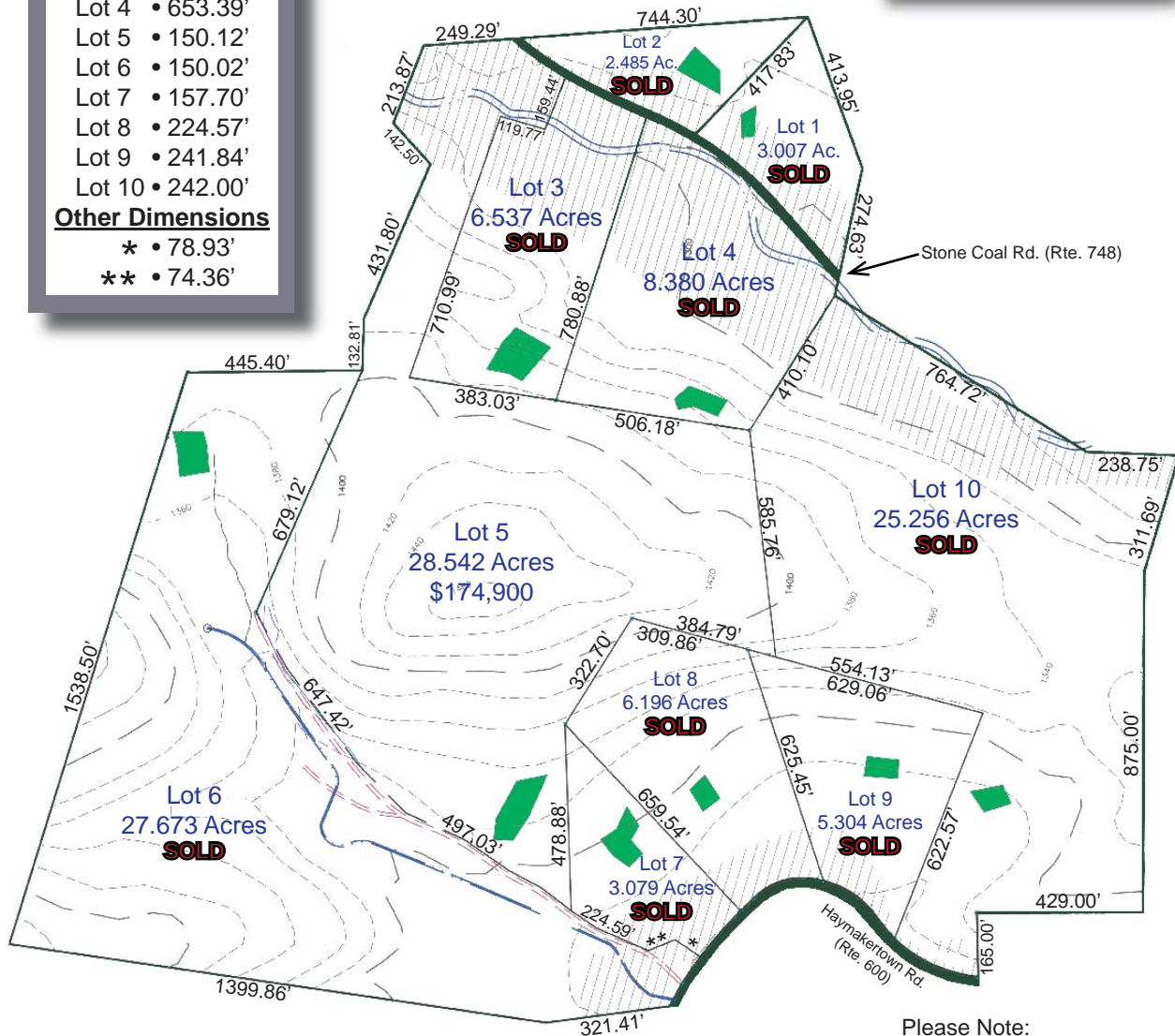
Road Frontage

- Lot 1 • 518.17'
- Lot 2 • 517.06'
- Lot 3 • 231.72'
- Lot 4 • 653.39'
- Lot 5 • 150.12'
- Lot 6 • 150.02'
- Lot 7 • 157.70'
- Lot 8 • 224.57'
- Lot 9 • 241.84'
- Lot 10 • 242.00'

Other Dimensions

- * • 78.93'
- ** • 74.36'

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Options



Please Note:

Hatched area denotes "Flood Zone C."
Dimensions are approximate. Drainfield locations shown in green. Drainfield installation is the Purchaser's responsibility. Information contained in this brochure is deemed reliable but not guaranteed. Revised 8/25/10



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