



Poplar Ridge Subdivision – Restrictions



- 1) All numbered lots shall be used for single-family residential purposes only and each lot shall constitute one residential building lot. No lot may be subdivided in order to create any additional lots, however, any number of lots may be put together to form one lot.
- 2) No dwelling shall be erected, placed, or permitted to remain on any lot other than one single-family dwelling. All dwellings shall not exceed two and one half stories in height at the elevation facing the street.
- 3) No one story dwelling less than 1,650 square feet (floor area) of heated and finished living space shall be erected or maintained on any lot. If the dwelling is a split level, or split foyer structure, it may not be less than 2,000 square feet (floor area) for a 1-1/2 story dwelling, nor less than 2,000 square feet (floor area) of such space for a 2 story dwelling. Garages, carports, porches, breezeways, stoops and basement areas shall not be included in the tabulation of the minimum square footage of living area. Minimum 8" overhang required on gable ends. The determination of whether a dwelling meets the applicable minimum square footage required for any dwelling shall be made by and in the sole discretion of the Developer. All garages shall be accessed either from the side or the rear so that no garage faces the front of the lot as which it is constructed unless approved by the Developer.
- 4) The exposed exterior foundation walls (above grade level) of any residence or dwelling constructed on any lot shall be faced with brick, stone or dryvit and shall not be bare concrete, cinder block or masonry. In addition, the exposed exterior surface of all chimneys shall be faced with brick, stone or dryvit. Any gas or wood fireplace appliance built into any dwelling shall be located to the inside of the dwelling or if to be located to the outside, it shall be enclosed in a chimney unless otherwise approved in writing by the Developer.
- 5) No building (dwelling, outbuilding, garage, etc.) shall be erected, altered, or placed on any lot unless building plans, specifications (including the use, location and color of vinyl siding), and site plans showing the location of such improvements have been submitted in advance in writing, to and approved in writing by the developer as to conformity and harmony of exterior design and exterior materials with existing structures in the area and as to location with respect to topography and neighboring structures, as well as setback lines. It is the intention of the developer that no residence or dwelling shall be built on any lot, the exterior architecture of which is log cabin or A-Frame type. Nor shall any house, the main part of which has a flat roof or which gives the appearance of having a flat roof from the street, be constructed or maintained on any lot
- 6) Front setbacks for dwellings will be shown on the plat. The front and side setback shall conform to the R-1 Campbell County Zoning and Subdivision Ordinance.
- 7) The Subdivision plat has designated a minimum 50 foot buffer strip for lots 5-27. Lots 29-41 and 43-50 must maintain a minimum 20 foot buffer strip. All trees within the buffer strips are to remain untouched. Any dead trees or debris should be removed. The following are not permitted in the buffer strip:
 - A) Septic tank drain field systems and reserve drain field systems.
 - B) Building structures or out buildings.
 - C) Drainage ditches which concentrate the flow of surface water across the buffer strip.
- 8) All detached buildings shall be of a permanent type construction, and the design and construction thereof shall be in keeping with the architecture of the main dwelling house. All detached buildings must be accordance with all subdivision ordinances of Campbell County.
- 9) No dwelling shall be erected on any lot unless construction of said dwelling is made under contract with a licensed general contractor. Construction of any dwelling must be completed within nine (9) months from the commencement of construction.
- 10) The Developer strongly encourages all lot owners to make every effort to retain all mature trees on the property. No living tree larger than 8" in diameter may be removed without permission of the developer, with the exception of those trees located within the area of the dwelling, drain field and driveway.
- 11) Seeding of yards must be done within 90 days of completion of dwelling. Landscaping (shrubs, bushes, flowers, etc.) on the front elevation of the dwelling, must be planted within 180 days of completion.
- 12) The developer regulates the type and style of mailbox (which include a paper box) and post used throughout the development. The developer will specify or fabricate these posts and sell them to residents at cost. Please contact the developer for individual purchases. No plastic newspaper boxes are permitted.
- 13) No obnoxious or offensive activity shall be carried on within the subdivision nor shall anything be done which shall constitute a nuisance to the other property owners.
- 14) No permanent sign or billboard of any nature shall be erected or maintained on any lot except signs of the usual and customary size and design offering the property for sale.
- 15) Before construction of any driveway, whether temporary or permanent, a culvert or drain pipe must be installed. The size and location of said drain pipe must be to VDOT standards. All driveway entrances and mailbox entrances shall conform to the minimum requirements of the Virginia Department of Transportation (VDOT). A gravel drive must be installed prior to any construction on any lot to provide off street parking for construction vehicles in order to prevent soil erosion and to keep mud and debris off the streets. The builder and lot owner will be liable, jointly and severally, for damage to the street shoulder of the road, utilities and for the costs of conforming to VDOT standards for driveway and mailbox entrances.
- 16) Off street parking shall be provided on each lot to accommodate all vehicles owned by the residents of the dwelling. The driveway and parking area must be surfaced with asphalt, concrete, brick pavers or other impervious surfaces from the street to the dwelling.



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- 17) Parking of all commercial and recreational vehicles and related equipment including but not limited to motor homes, campers, boats and boat trailers, other, than on a temporary and nonrecurring basis shall be in garages or in areas hidden from view of the street. No semi-tractor trailer or similar commercial truck shall be regularly parked on any lot.
- 18) No house trailer, mobile home, double-wide, manufactured or log home shall be permitted at any time on any lot. Stick built homes are the only construction type allowed by the zoning restrictions of Campbell County.
- 19) After purchase from the developer, each property owner shall keep his property free from tall grass, dead trees, trash and rubbish and shall properly maintain this property so as to present a pleasing appearance. No debris, junk, used appliances, or household goods shall be located outside of a garage or other building so as to be visible from any other lot. No building materials (except during construction), unlicensed or inoperable vehicles or inventories may be stored outside at any time. Storage of firewood and trash containers shall be restricted to the rear yard.
- 20) Generally recognized house or yard pets may be kept and maintained on a lot provided said pets are not kept in such numbers as to create a nuisance to the neighbors. Animals not recognized as house or yard pets include horses, goats, swine, sheep, cattle, poultry and any other barnyard or zoo type animals.
- 21) All utility lines shall be installed and maintained underground.
- 22) Fences may be erected in the rear yards only after approval of Developer.
- 23) Outside clotheslines are not permitted.
- 24) Recreational equipment, swing sets or other Tot lot type equipment shall be allowed within the rear yard area only.
- 25) No satellite dishes larger than 24" in diameter shall be permitted. Satellite dishes shall be placed in the rear yard or mounted on the dwellings in a manner so that they are not in view from the street.
- 26) No exterior antennas shall be permitted (ham radios, TV, etc.) without prior written permission the developer.
- 27) No lot or part of any lot shall be used for a roadway, utility easement or access to any other parcel of land lying outside this subdivision.
- 28) Each property owner is responsible for all construction debris during the construction period. Debris should be placed in a temporary dumpster or removed from site and the building site kept in a reasonably neat manner as not to cause an eyesore for the neighbors and the overall appearance of Poplar Ridge. At the time of construction, the builder and the lot owner will be liable and responsible, jointly and severally, for carrying out the appropriate approved erosion and sediment control measures (i.e. gravel construction entrances, driveway pipes, seeding, silt fence barriers, etc.) and insuring that they are properly installed and functioning as planned. If there is any question or concern the Developer shall have final authority.
- 29) Any structure that was destroyed in whole or in part by fire or any other casualty must be rebuilt or removed. Restoration or demolition and removal of damaged structure must be commenced within 90 days of the casualty. If the structure is to be demolished, it must be demolished and all debris removed within 6 months. If rebuilding the restoration/construction shall be completed within 9 months. Such restoration and rebuilding shall be conducted and approved in the same manner as any new construction or modification by the Developer.
- 30) The developer reserves for itself, its successors and assigns, the right to close, relocate streets, and open new streets from this subdivision to property outside the subdivision, to change and modify the subdivision plan by changing the size and shape of any lot shown thereon including any building setback, yard or dwelling area requirement. The developer shall have the right to modify those restrictions unilaterally until such time as it owns fewer than 25% of the lots in the subdivision; no such modification shall substantially impair the rights of any owner of any lot previously conveyed.
- 31) The restrictions set forth above, inclusive, 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 next ensuing from the date hereof, however, any of said restrictions may be altered, amended, modified or extinguished with the consent of seventy-five (75) percent of the owners of lots in this subdivision, and the same shall be accomplished by a writing recorded in the Clerk's Office for the Circuit Court of the County of Campbell, Virginia.
- 32) Invalidity of any of the restrictions or reservations set forth herein, or any part thereof, by Judgment, court order or otherwise shall not affect any provision hereof, all of which shall remain in full force and effect.
- 33) The developer shall have the exclusive right to enforce these restrictions until such time as the developer no longer owns any lots in Poplar Ridge Subdivision; after developer no longer owns any lot, any owner shall have the right to enforce these restrictions by appropriate legal action. The developer of this subdivision is Barringer Group, LLC and its successors or assigns. The developer reserves the right to assign its rights hereunder to a successor developer. Should the developer, or any owner after the developer, no longer owns any lots, bring an action to enforce these restrictions and shall prevail in such action, then the owner against whom the action was brought shall be responsible for all of the costs of the action, including attorney fees.

The material contained in these restrictions is for informational and marketing purposes only. In the case of any discrepancy between the material contained in this brochure and the documents concerning Poplar Ridge of record in the Circuit Court Clerk's Office of Campbell County, the recorded documents are controlling.